

1750 Airport West Parkway, Mansfield, OH 44903

AIRPORT WEST

Available Now!

AIRPORT WEST

1750 Airport West Parkway
Mansfield, OH 44903



AVAILABLE NOW

25,000 - 160,000 SF
Class A Industrial Space
Lease Rate: \$7.50/NNN

Contact

MacKenizeCass
m.cass@adenadev.com
419.529.4424



AIRPORT WEST FEATURES

Clear Height	32'
Column Spacing	50' X 50'
Warehouse Floor	7" unreinforced
Drive In Bays	4
Exterior Dock Doors	17
Standard Parking Spaces	36

+/-160,000 SF (700 SF Office)

LED (occupancy sensed) Lighting

32' Clear Height

480/277 Volt, 3-Phase, 4 Wire Power

ESFR Sprinkler System

17 Ext. Docks

4 Drive-Ins (12'x16')

Ample Car and Truck Parking

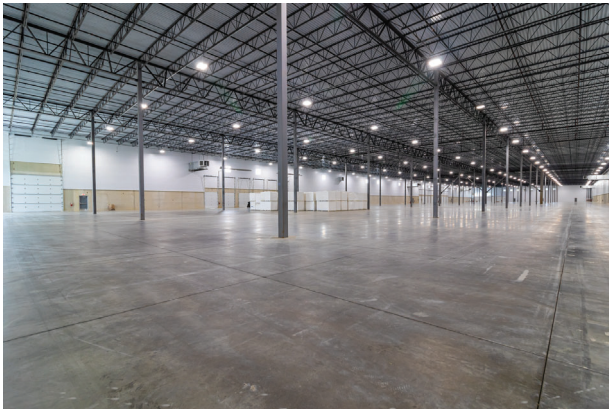


Scan for property details



DISTRIBUTION AIRPORT WEST FACILITY FACTS

Building Size	160,000 SF
Lot Size	15.87 AC
Year Built	2022
Construction	Reinforced Concrete
Sprinkler System	ESFR
Power Supply	Amps: 2,000V, 277-480 Phase: 3 wire: 4



AIRPORT WEST FACILITY MEP



AIRPORT WEST

PROPERTY DETAILS



Physical Address

1750 Airport W Pkwy.
Mansfield, OH 44903
Richland County



Zoning

Zoned: Yes
Industrial Park: Yes
Enterprise Zone: YES



OHIO SITE DETAILS

Former Use:	Agriculture
Zoning:	Industrial
Divisible:	Yes
Master Development Plan:	Yes
Surrounding Uses:	Industrial
Number of years in existence:	4 years
Topography/Terrain:	Gently rolling
Percent of slope site:	Less than 1%
Is the site in a 100 year floodplain?	No

3

miles from
schools

4

miles from
public parks

1

miles
from
residential



Easements / Right of Ways
Road and Utilities



Distance to major 4 lane highway/interstate:
3 miles



Roads to access the site:
Bowman St.
Cairns Rd.
Airport W.



Access controlled by traffic signal:
No

Built for Access. Positioned for Advantage.

Central to
major cities



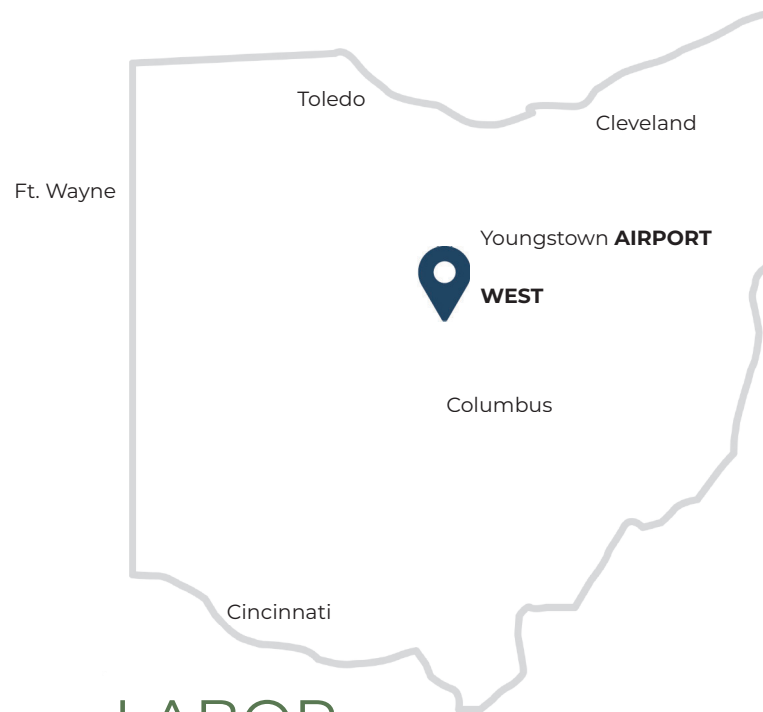
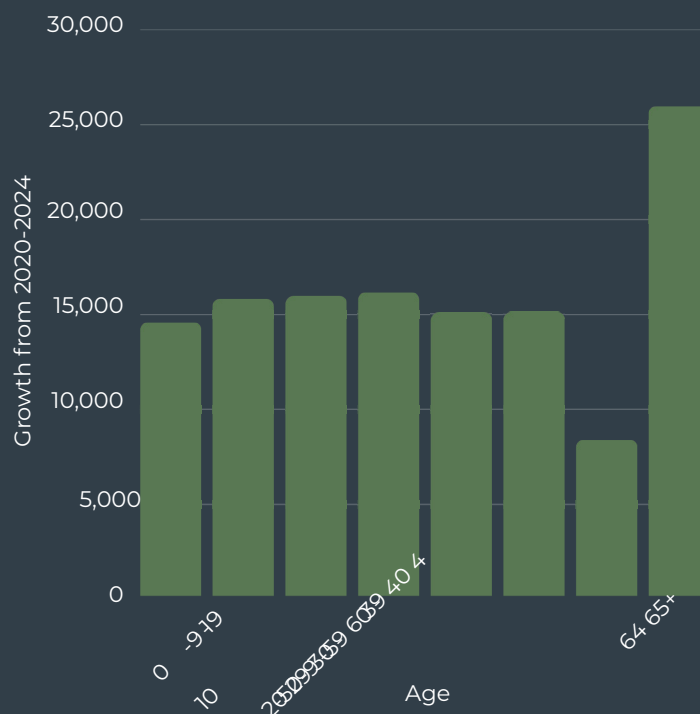
Columbus, OH	70 miles
Cleveland, OH	83 miles
Toledo, OH	94 miles
Youngstown, OH	113 miles
Dayton, OH	140 miles
Fort Wayne, IN	150 miles
Cincinnati, OH	177 miles

Richland County Demographics

125,219 Total
Population **52%**

48% Male
Female

40 yrs
Median Age



LABOR FORCE

57,099

People

5.1%

Unemployment
Rate

1.3%

Unemployment Rate
Change (1 yr)

11.86%

Production Workers

10.72%

Office & Admin Support

9.57%

Executive, Managers, Administrators

8.11%

Sales

6.1%

Food Preparation, Serving

42%
Blue
Collar

57%
White
Collar

3,912
Total
Establishments

AIRPORT WEST

CONTACT



MACKENIZE CASS
Acquisition & Leasing Dir.

m.cass@adenadev.com
419.529.4424