



FOR SALE - 7 BLDG SITE

14483 S.R. 31

Kenton, OH 43326

Manufacturing Facility - 27.63 Acres

93,948 SF Total - Concrete Drives



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FOR SALE

Shipping & Housing Facility

Building 30 - 15,330 SF

Sale Price: \$2,950,000



Building Specifications

Housing SF	15,330 SF
Covered Storage	9,500 SF
Clear Height	15'
Dimensions	70' x 207'
Lighting	LED & T-8
Zoning	Light Manufacturing
Power	208V; 600 Amp; III Phase
Sprinkler System	No
Heating	Infrared Heat
Drive-Ins	One; 14'x23' & 14'x22', Two; 14'x20'
Ventilation	Exhaust Fans
Construction Type	Metal
Fenced Gravel Lot	Yes



FOR SALE

Plant & Office Facility

Building 31 - 22,572 SF

Sale Price: \$2,950,000



Building Specifications

Housing SF	22,572 SF
Office SF	3,300 SF
Clear Height	15'
Dimensions	70' x 271'
Lighting	T-8
Zoning	Light Manufacturing
Power	208V; 1,200 Amp; III Phase
Sprinkler System	No
Heating	Infrared Heat
Drive-Ins	Two; 14' x 20' & One; 14' x 14'
Docks	Three; 14' x 14'
Construction Type	Metal
Fenced Gravel Lot	Yes



FOR SALE

Manufacturing Facility

Building 32 - 15,330 SF

Sale Price: \$2,950,000



Building Specifications

Building SF	15,330 SF
Year Built	1971
Clear Height	20'
Dimensions	70' x 270'
Lighting	T-8
Zoning	Light Manufacturing
Power	480V; 1,600 Amp; III Phase
Sprinkler System	No
Heating	Infrared Heat
Drive-Ins	Three; 16' x 24'
Airlines	Throughout Building
Construction Type	Metal
Fenced Gravel Lot	Yes



FOR SALE

Open Air Storage

Building 33 - 11,952 SF

Sale Price: \$2,950,000



Building Specifications

Building SF	11,952 SF
Year Built	2016
Clear Height	18'
Lighting	LED
Zoning	Light Manufacturing
Power	208V; 200 Amp; III Phase
Sprinkler System	No
Drive-Ins	Two; 24' x 18'
Construction Type	Metal
Fenced Gravel Lot	Yes



FOR SALE



Maintenance Building

Building 34 - 5,400 SF

Sale Price: \$2,950,000

Building Specifications



Building SF	5,400 SF
Year Built	1984
Clear Height	15'
Heating	Infrared Heat
Zoning	Light Manufacturing
Power	480V; 600 Amp; III Phase
Sprinkler System	No
Drive-Ins	Seven; 12' x 14'
Construction Type	Metal
Fenced Gravel Lot	Yes
Floor Drains	Yes
Cranes	One; 1 Ton Crane Rail
Airlines	Throughout Building



FOR SALE

Manufacturing & Storage

Building 36 - 19,440 SF

Sale Price: \$2,950,000



Building Specifications

Building SF	19,440 SF
Year Built	1980
Clear Height	15'
Heating	Infrared Heat
Zoning	Light Manufacturing
Power	208V; 600 Amp; III Phase
Sprinkler System	No
Drive-Ins	17' x 14', 23' x 11', & 23' x 14'
Construction Type	Metal
Fenced Gravel Lot	Yes
Dimensions	70' x 275'
Lighting	T-8



About Kenton

- Strategic location in north-central Ohio with access to major markets including Columbus, Toledo, Dayton, and Fort Wayne.
- Located along U.S. Route 68 with convenient connections to U.S. Route 30, U.S. Route 23, and Interstate 75.
- County seat of Hardin County, serving as the area's governmental and economic hub.

Demographics

Population

Kenton	7,857
Hardin County	30,402

Income

Average HH Income	\$61,235
Median HH Income	\$56,033

Full Complex



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