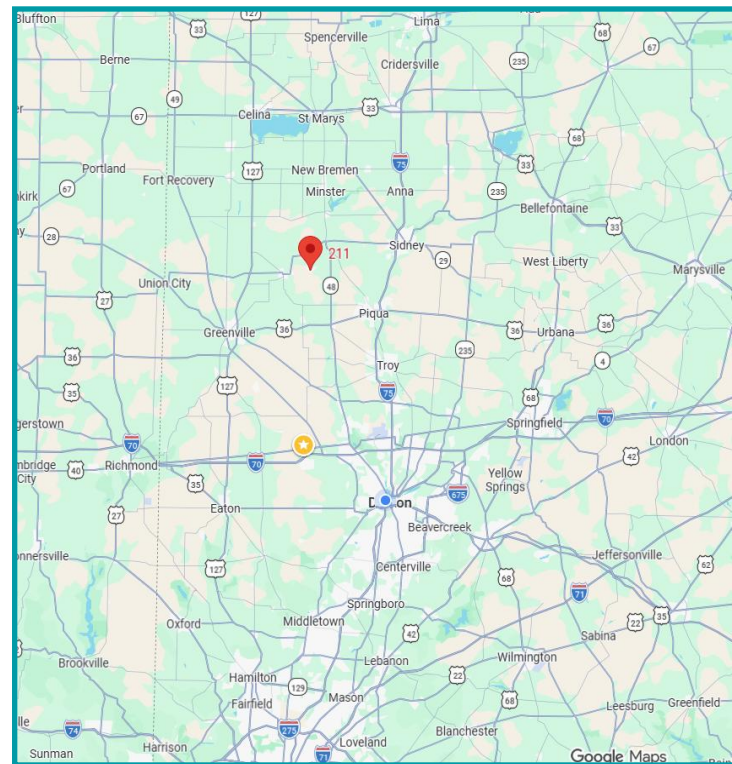




## PROPERTY HIGHLIGHTS

### Move-in Ready – Ideal for Industrial, Manufacturing, Service Uses, or Storage

- 15,210 sq ft – former Abrasive Source building located in Shelby County; Zoned Industrial
- Built in 1958 – Completely Renovated  
Parcel # 24-2414155.001 on 0.4340 acres
- Reception area + 3 front offices
- 2 fully renovated bathrooms (front)
- Full kitchen/breakroom
- Supervisor's office in the warehouse with windows
- 220 Amp / 240 Volt / 3-Phase power
- Air compression lines, water lines, drains, and power drops
- Brand-new warehouse restrooms, including full shower, washer & dryer area
- New electrical & plumbing
- New HVAC (3 front units + 4 warehouse heating units, replaced within 2 years)
- 12'-14' ceiling height in warehouse
- Overhead doors: (1) 10'x10', (1) 12'x10', (1) 8'x8' other location for the doors can be put back in
- Located in the northern Miami Valley, the village of Russia, Ohio, sits in Loramie Township, Shelby County
- ~ Easy Access from Major Roads: State Route 48 & 185 runs adjacent to Russia, providing a primary north-south route for easy access.
- ~ From Interstate-75: 17 miles north via Sidney (Exit 98/I-75 north to SR 47 west). 20 miles north from Troy (I-75 north to OH 66), 13 miles north from Piqua (I-75 north to OH 66).
- For Sale - ~~\$665,000~~ **NOW \$450,000!**

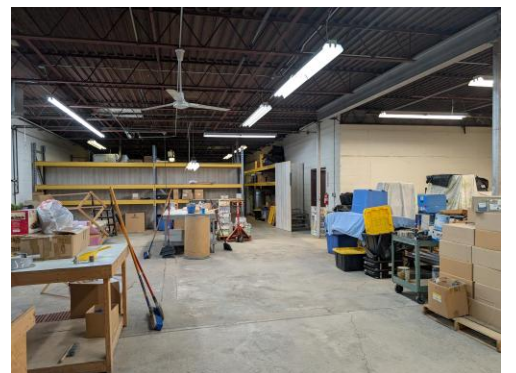
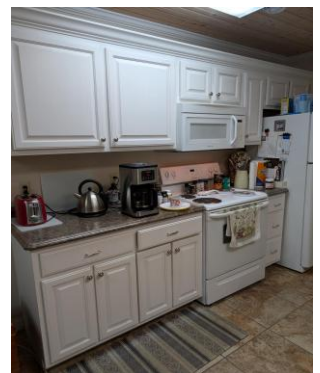
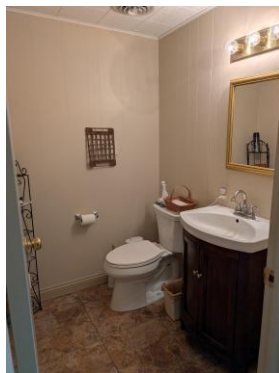
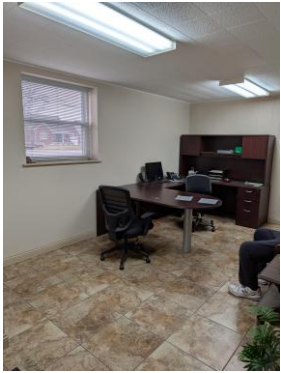


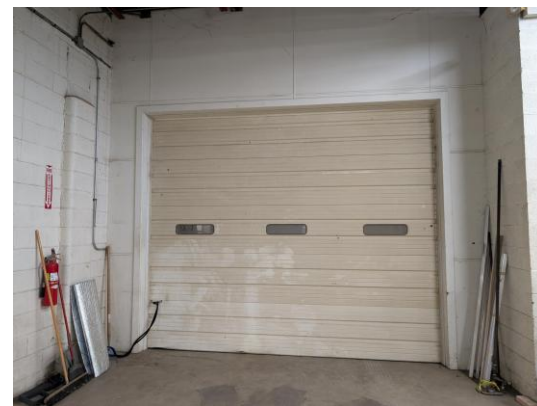
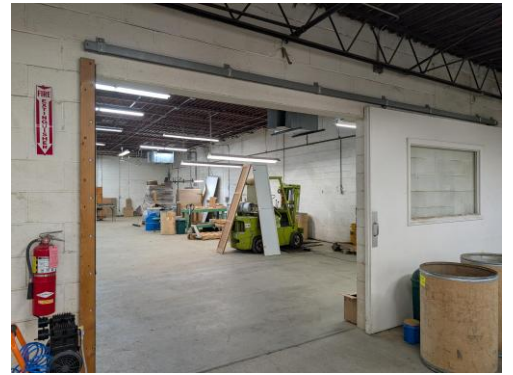
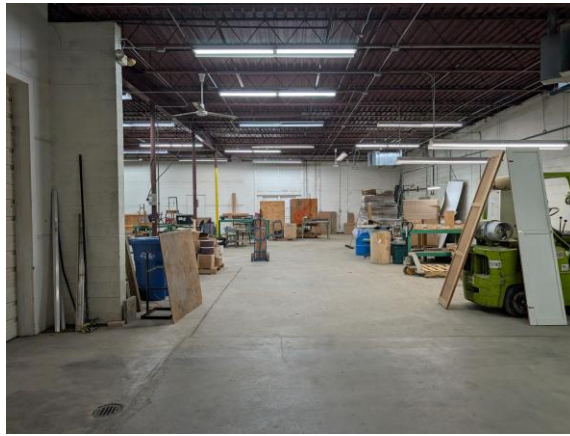
### For More Information, Please Contact:

**Tracey Herron | Sr. Vice President**  
**Sales & Leasing**  
**Mobile: 937.216.4636**  
**therron@equity.net**



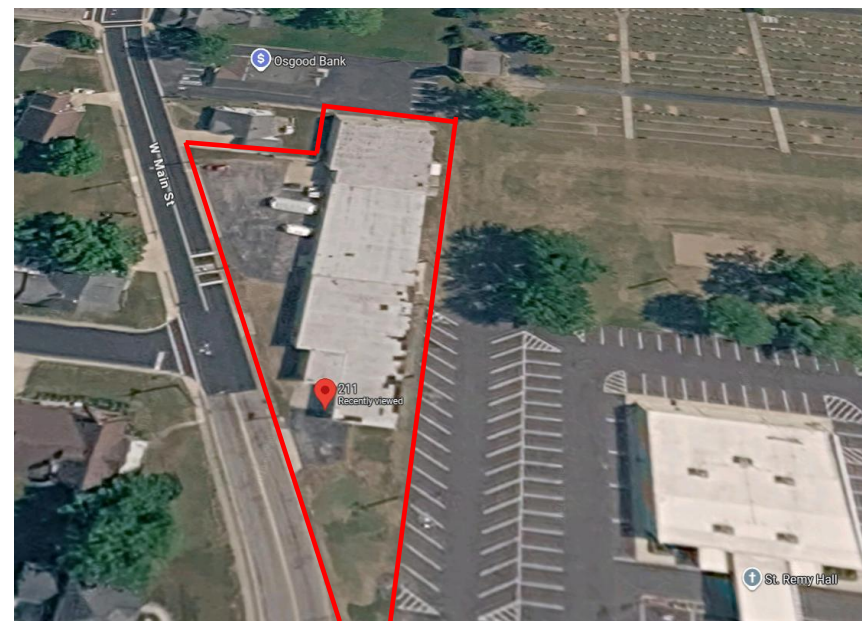
Former Abrasive Source, Inc., manufacturer of high-quality industrial-grade coated abrasives catering to various industries, including welding, metalworking, auto body, glass, cabinetry, furniture, and woodworking.





**SKETCH**

ID	Description	Size	Floor	Floor Area (ft <sup>2</sup> )	Living Area (ft <sup>2</sup> )
2	370.010-SHOP	15,210	Total	0	0
3	901.001-PAV-ASPH	6,900			
4	901.002-PAV-CONC	1,160			



DEMOGRAPHICS	3 Mile	5 Miles	7 Miles
<b>Population</b>	1,937	7,716	12,070
<b>Average HH Income</b>	\$114,576	\$124,763	\$121,267
<b>Daytime Employee Population</b>	584	2,843	3,538