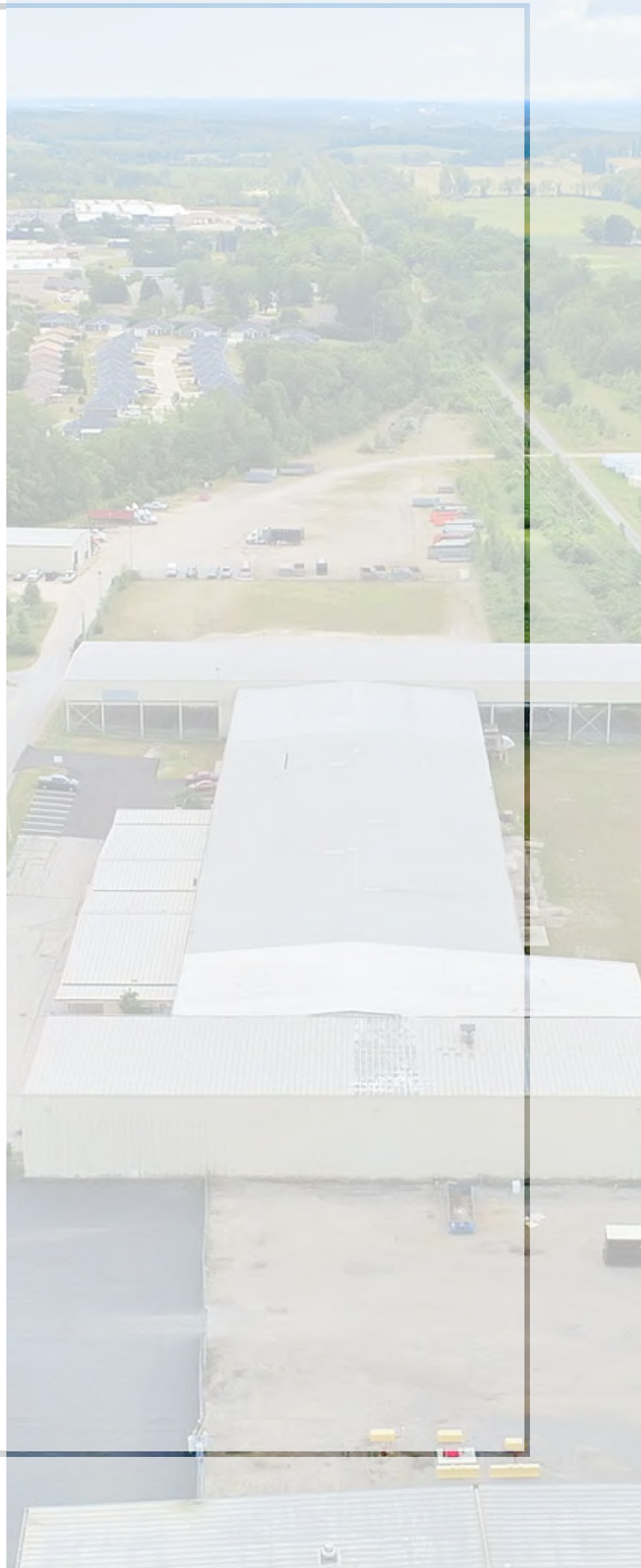


INDUSTRIAL FOR SALE

Bellefontaine Industrial Complex: Investment or Owner/User Opportunity

1240 Carlisle Street &
1363 Carlisle Street
Bellefontaine, OH 43311

±85,250 SF on ±32 Acres





Property Description

1240 & 1363 Carlisle Street in Bellefontaine, Ohio, is an ±85,000 SF industrial complex set on ±32 acres, offering a rare combination of functional warehouse space, specialized maintenance facilities, and extensive Industrial Outdoor Storage (IOS). 1240 Carlisle delivers 79,252 SF with 20'-26' clear heights, 3 drive-in doors, and 7 dock doors with levelers and locks, along with a warehouse receiving office with a breakroom and restroom. A larger 8,320 SF office space at the front of the building is currently vacant and in need of renovation or demolition. The building also features rear yard space and a covered canopy over the dock area with abundant fenced IOS. 1363 Carlisle is a dedicated 6,000 SF truck maintenance facility built in 1980 with 18'-20' clear heights, 3 drive-in doors, and office space in the rear.

The site includes 15.84 improved acres, including approximately 6.7 acres of gravel outdoor parking and storage well suited for heavy equipment or trailer parking, plus an additional IOS staging area in the rear of 1240 Carlisle. An additional 15.13 acres of surplus wooded land offers future expansion potential. Recent capital improvements include a new gutter system, some new exterior paneling, new perimeter fencing, parking lot was partially repaved & striped, and updated LED lighting installed throughout. Rail service running parallel to the property could be reactivated for a user requiring rail access.

Offering Summary

Sale Price:	\$3,100,000
Number of Parcels:	13
Total Lot Size:	32.22 Acres
Number of Buildings:	2
1240 Carlisle Size:	79,252 SF
1363 Carlisle Size:	6,000 SF
Zoning:	M-2, Manufacturing

OFFERING MEMORANDUM

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Property lines are estimates



Property Highlights

- ±85,000 SF Industrial Complex on ±32 Acres
- Building 1 (1240 Carlisle): 79,252 SF Office/Warehouse with Dock Canopy & Fenced Outdoor Storage
- Building 2 (1363 Carlisle): 6,000 SF Truck Maintenance Facility
- Land: 15.84 Improved Acres (Including ~6.7 Acres of Gravel Outdoor Truck Parking/IOS) Plus ±15.1 Acres of Surplus Wooded Land for Future Expansion
- Additional Outdoor Storage Area in Rear of Building 1
- Zoning: Manufacturing (M-2)
- Recent Improvements: New Gutter System, Partial Parking Lot Resurfacing & Striping, Exterior Paneling, Perimeter Fencing and Updated LED Lighting
- Rail Service Available
- 2.6 Miles from the U.S. 33 Interchange
- Regional Proximity: 13 Miles from Honda's Marysville Plant and ±50 Miles to the Columbus MSA
- Fully Leased on Near-Term or Month-to-Month Terms — Great Opportunity for an Investor or Owner-User
- Parcel IDs Included in the Sale:
 - 17-106-07-01-007-000
 - 17-106-07-01-007-001
 - 17-106-07-01-007-002
 - 15-106-07-01-008-001
 - 15-106-11-01-001-001
 - 17-106-08-13-006-000
 - 15-106-07-01-003-000
 - 15-106-07-01-004-001
 - 15-106-07-01-005-000
 - 15-106-07-01-008-000
 - 15-106-07-01-009-000
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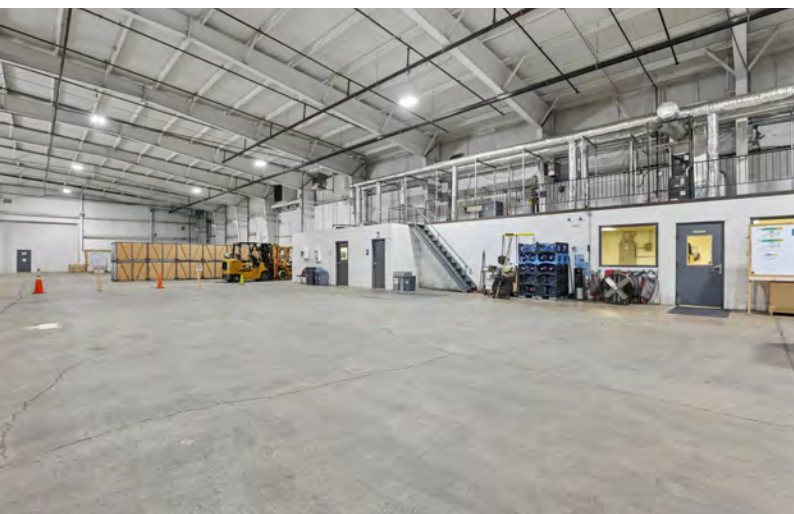
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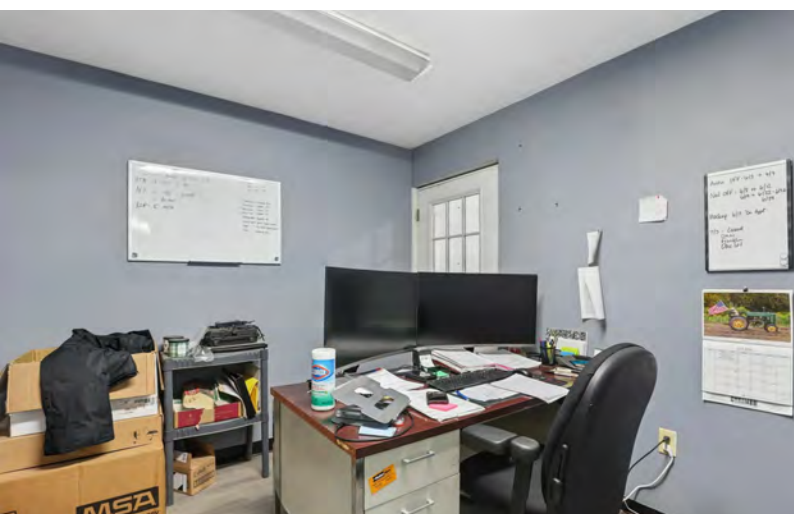
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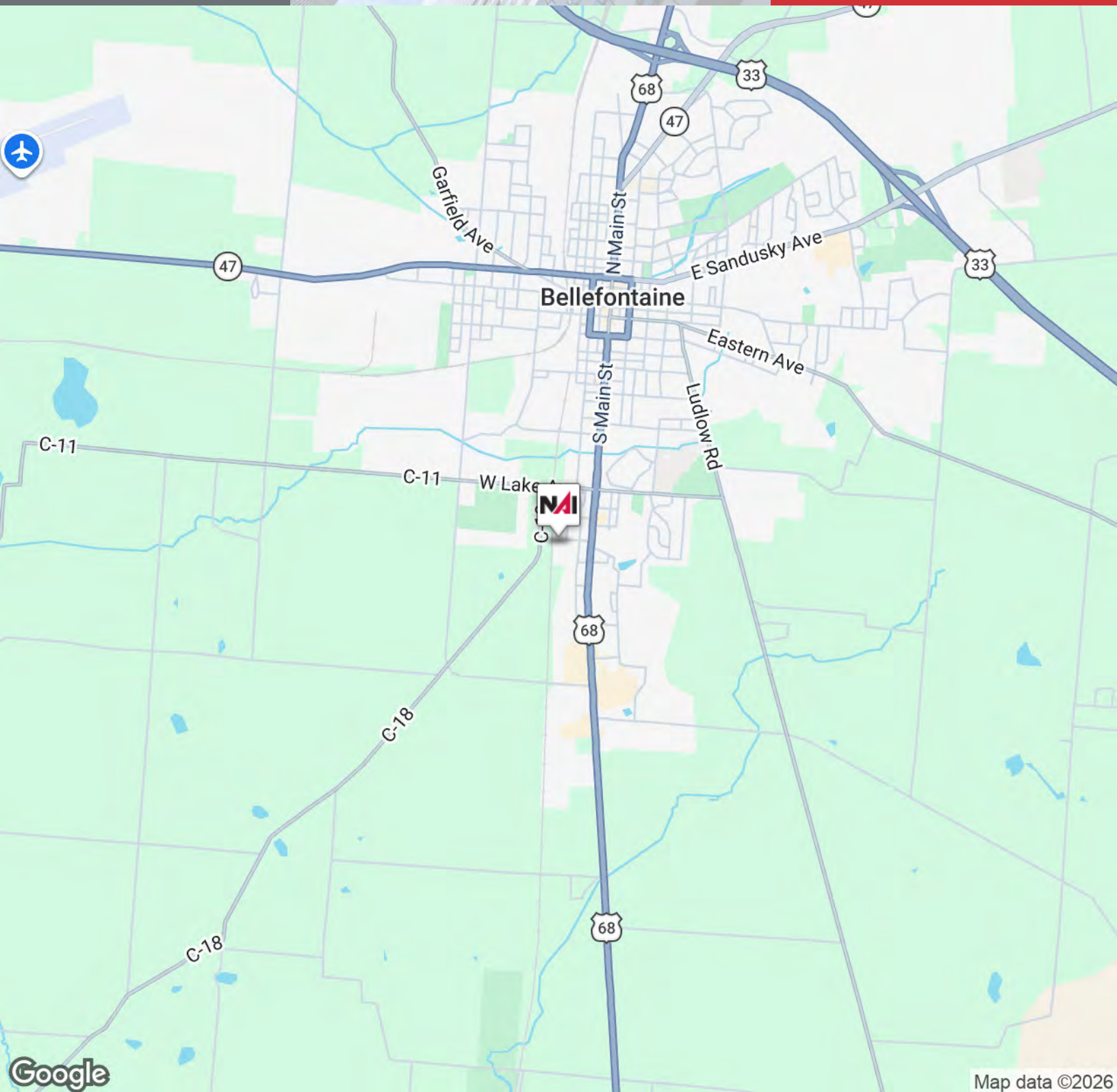
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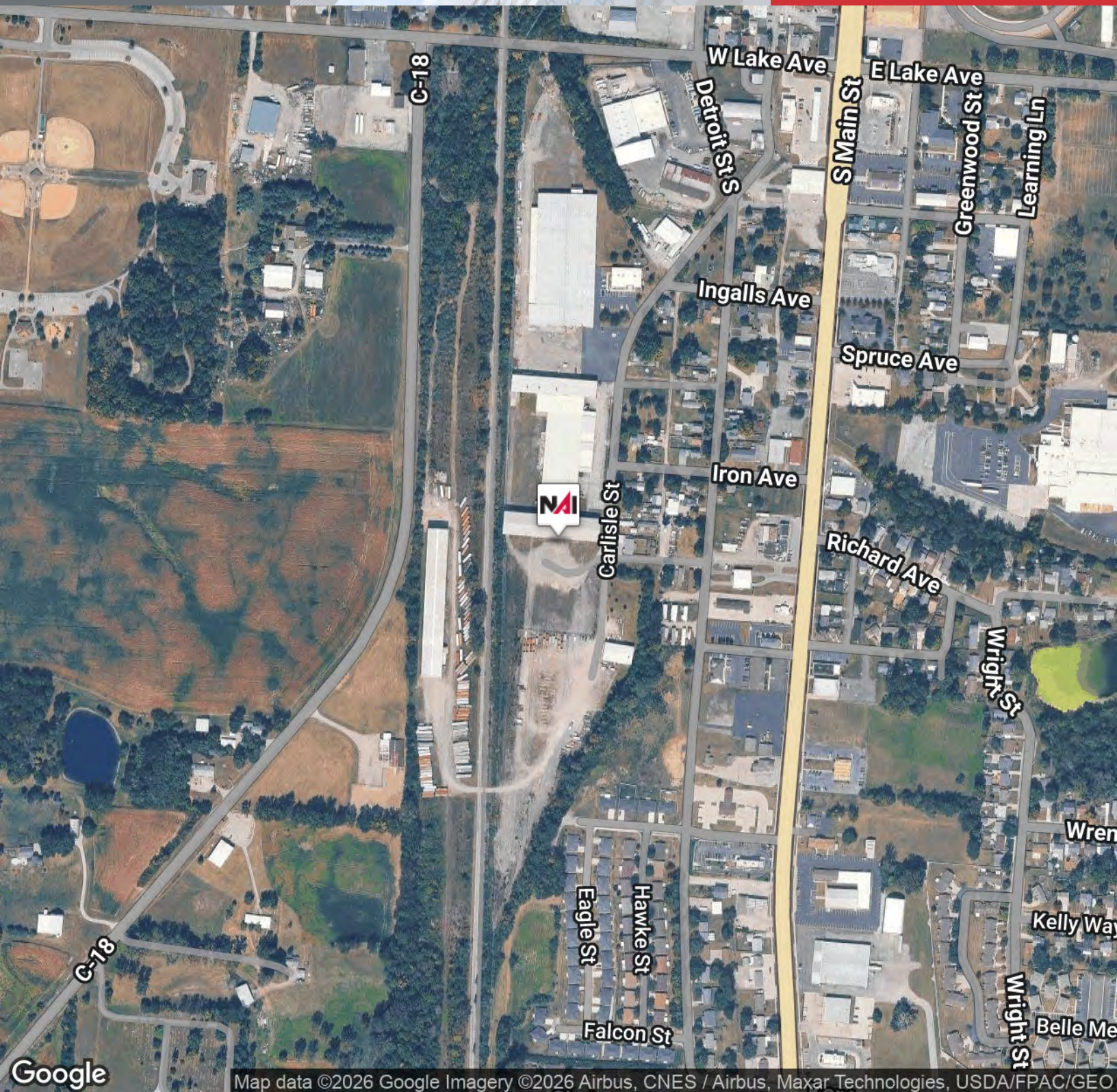
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