

HEARTLAND COMMERCE PARK PLANT 5

±97,000 SF FOR SALE OR LEASE



**NEW IMPROVEMENTS.
ENHANCED FUNCTIONALITY.
EXCEPTIONAL INDUSTRIAL OPPORTUNITY.**

These improvements add to the existing oversized crane, floor loading and clear height features make Plant 5 a highly functional move-in ready manufacturing facility. See attached renovation floor plan and property summary for more information.

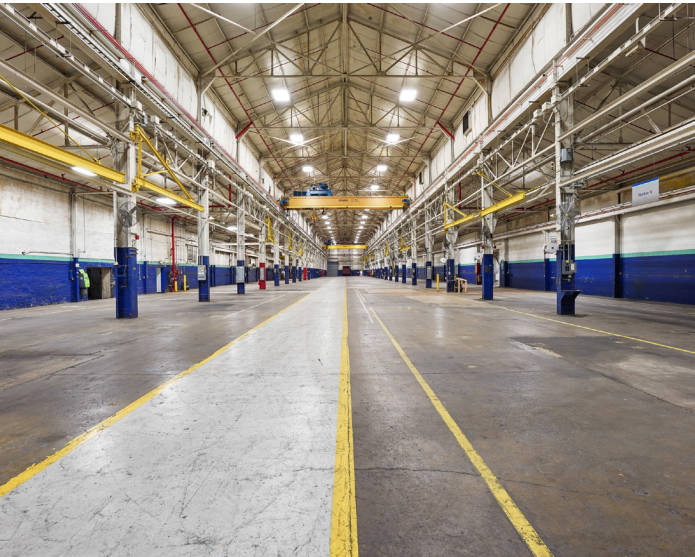
- Entire Interior to be Repainted
- New Roof
- Office Area Renovations
- New HVAC for Office Areas
- New 4,000 AMP / 480 Volt 3-Phase Electric Service

NAIOhio Equities

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PROPERTY SUMMARY



Address 525 W Chestnut St.
Mount Vernon, Ohio 43050

Sale Rate \$3,000,000
Lease Rate \$4.95 SF/YR 5 Yr Min. Base Term

Total Facility ±97,000 SF
Office Space ±5,614 SF

Clear Height 30' to 50' in Main Bay
21' to 32' in North Bay

Cranes (2) 50-Ton
(1) 5-Ton
(1) 2-Ton

Floor Thickness 9" to 3'

Dock Doors (2) - 8' x 10'

Drive-In Doors (6) Doors Ranging from
8' x 10' to 24' x 20"

Safety Wet & Dry Fire Suppression
Systems

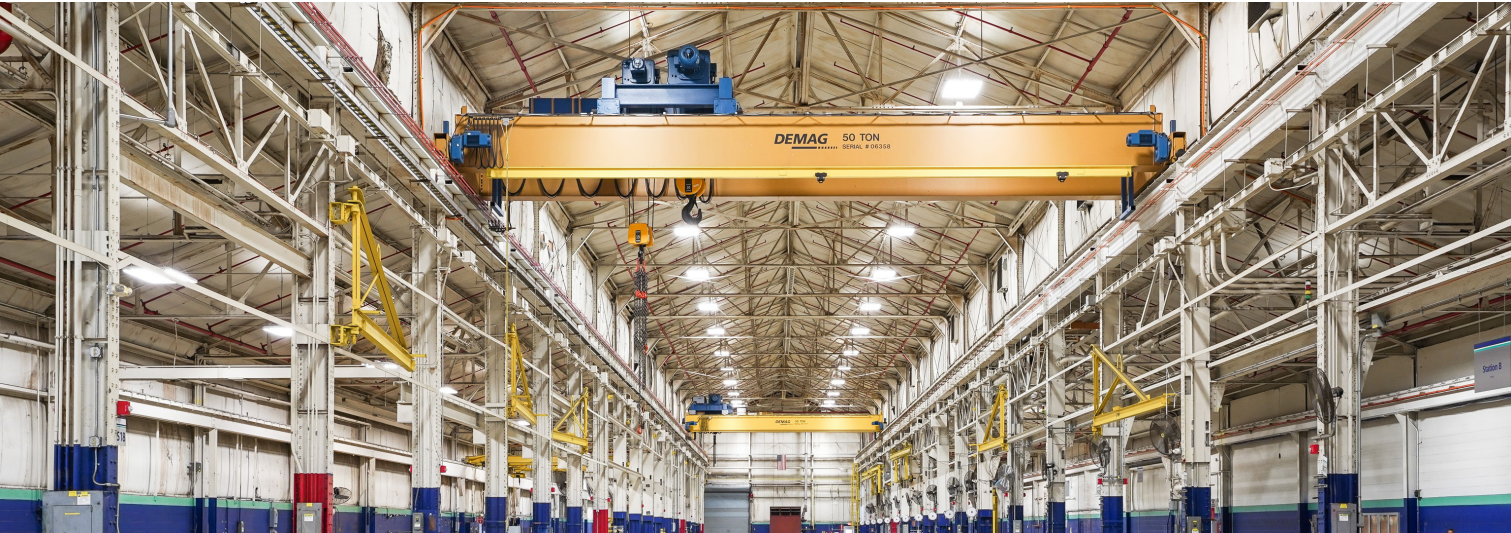
Parking 120 Car Lot

Website HeartlandCommercePark.com

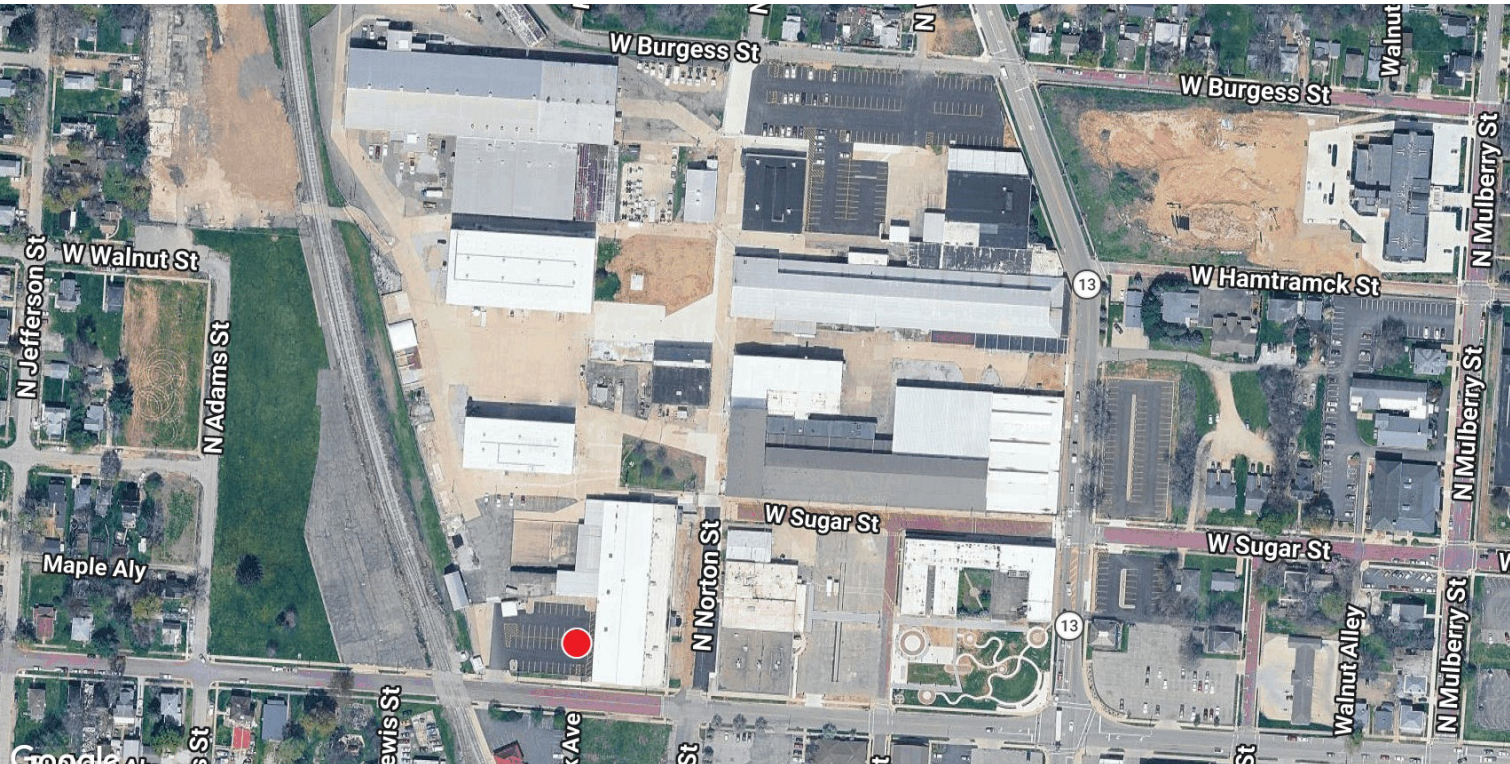
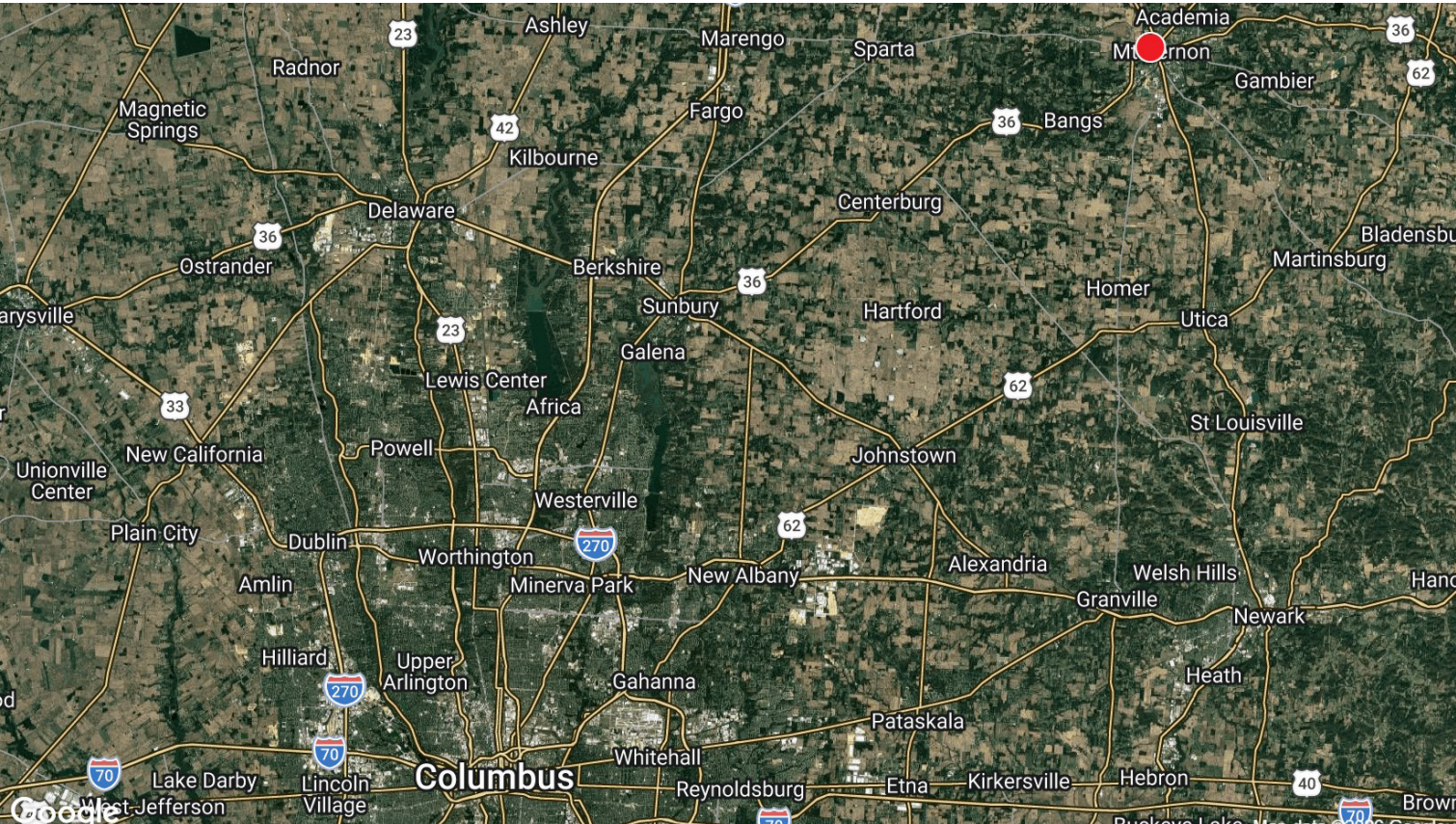
BUILDING 13 - PLANT 5



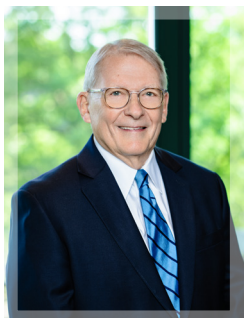
ADDITIONAL PHOTOGRAPHS



LOCATION MAP



CONTACT US



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