



FOR SALE

1294 W Main St
Van Wert, OH 45891
Warehouse/Office Facility
10,080 SF

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FOR SALE

WAREHOUSE/OFFICE FACILITY

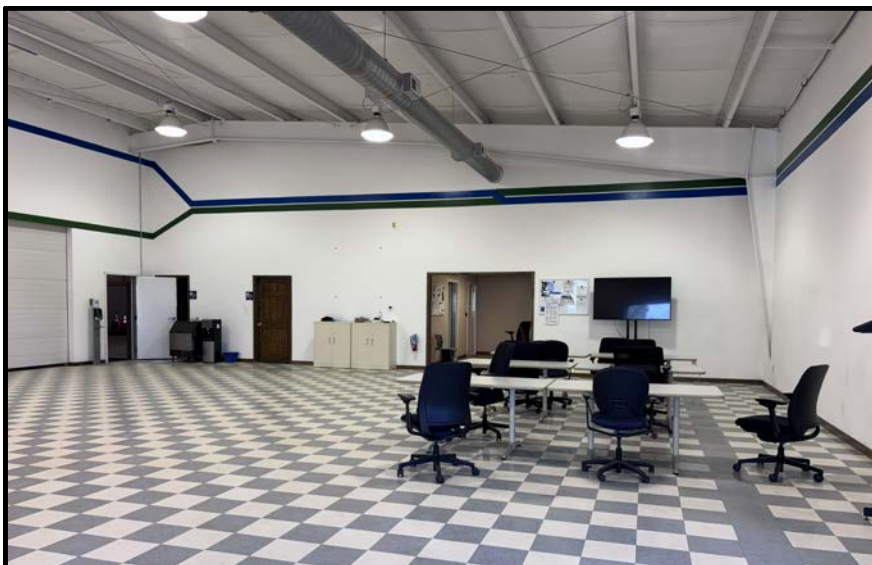
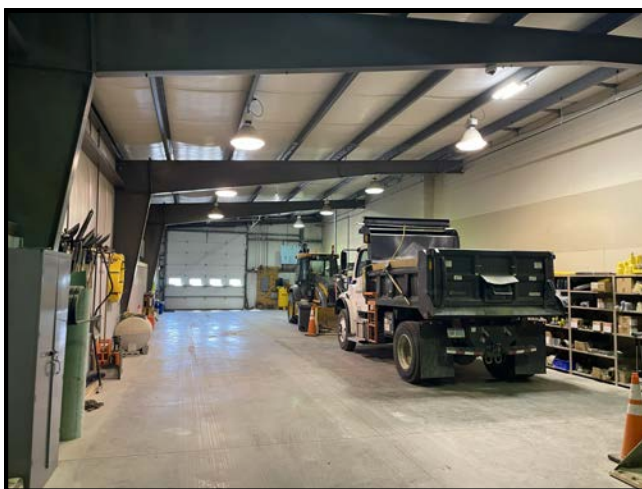
Van Wert, OH - 10,080 SF



Sale Price: \$600,000

Building Specifications

Building Dimensions	80' x 125'
Warehouse Dimensions	30' x 125'
Acreage	1.79 AC
Construction Type	Metal
Clear Height	12' - 17'
Year Built	1990
Outside Storage	Yes
Zoning	B-3; Highway and General Business
Power	240 Volts; 600 Amps
Floor Drains	Yes
Drive-In Door	Two; 14' x 14' & One; 10' x 10'
A/C	70% of Space
Heating	Forced Air Gas
Sprinkler System	None
Column Spacing	30' x 125'
Restrooms	Five
Air Compressor	5 HP
Parcel #	12-034452.3300

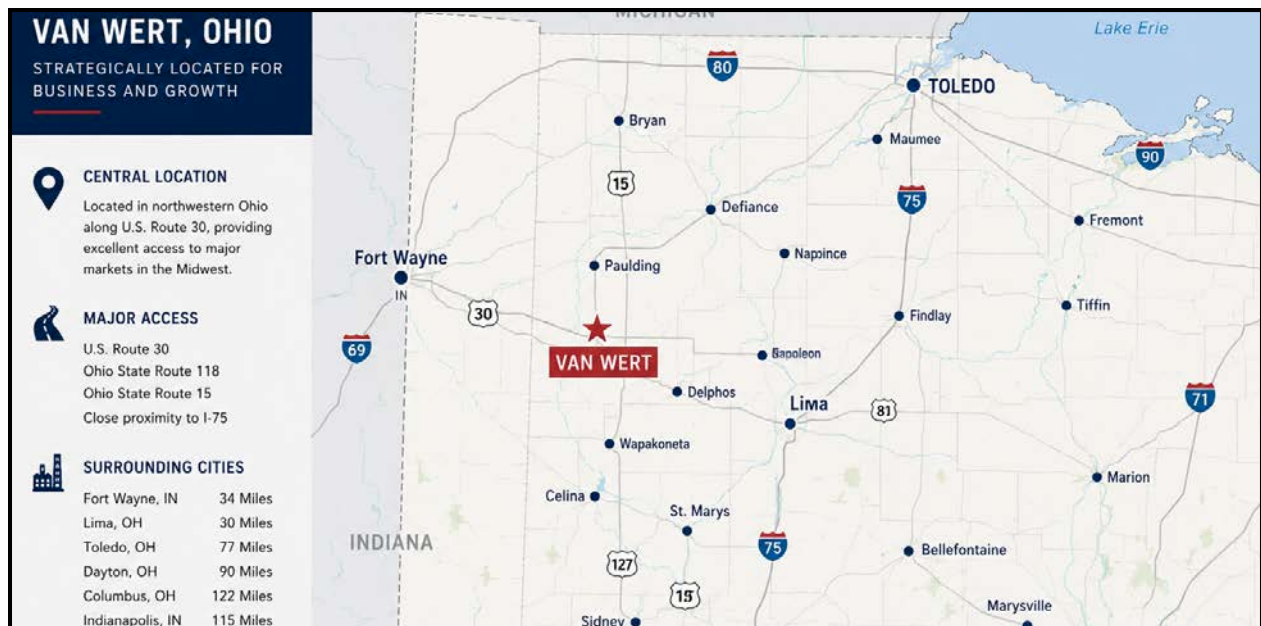


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About Van Wert

- Located along U.S. Route 30, providing direct east-west access across northern Ohio and into Indiana.
- Strong manufacturing base with industries including automotive components, metal fabrication, plastics, food processing, and industrial equipment.

Van Wert Location



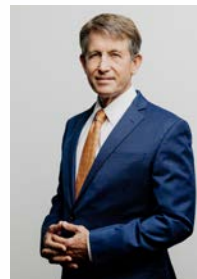
Demographics

Population

Van Wert	11,092
Van Wert County	28,931

Income

Average HH Income	\$79,800
Median HH Income	\$55,113



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