

AVAILABLE
FOR SALE

21,564 SF Industrial Truck Terminal

3235
Moline-Martin Road
Millbury, OH



Sale Price: \$4,500,000

NEWMARK

Terry **COYNE**.com

PROPERTY HIGHLIGHTS



Building Size

3,474 SF Office

18,090 SF Shop

21,564 SF Total

* Bonus 3,360 SF Storage Garage



Year Built

1958/2000



Drive-ins

11 Drive-In Doors
(Main Building, 5 East & 6 West)

4 Drive-In Doors
(Storage Garage, 2 North & 2 South)



Roof

Standing Seam, Rubber Membrane



HVAC

Heat and Air Conditioning



Water

Well Service



Farm Lease

16.1 AC adjacent to the property is leased for the purpose of growing and harvesting crops with an automatic renewal and yearly rent increase providing immediate income to owner



Property Size

31.06 Acres



Zoning

B-3, Highway Business District:
Allows for Office, Commercial, and
Light Industrial Uses



Power

800 Amp + Systems



Sprinkler System

Partial Sprinkler Coverage: Wet



Sewer

On-Site Sanitary Septic System
(Approximately 5 Years Old)



Freeway Access

Easily accessible just off State Route 579 and fast connections to I-280 and the Ohio Turnpike (I-80/I-90), making it highly convenient for regional trucking and commercial traffic

3235
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PROPERTY SITE PLAN



Moline-Martin Rd

795

15

280

Remembersville Rd

Industrial Truck Terminal Site

14.96 Acre Site

Farm Lease

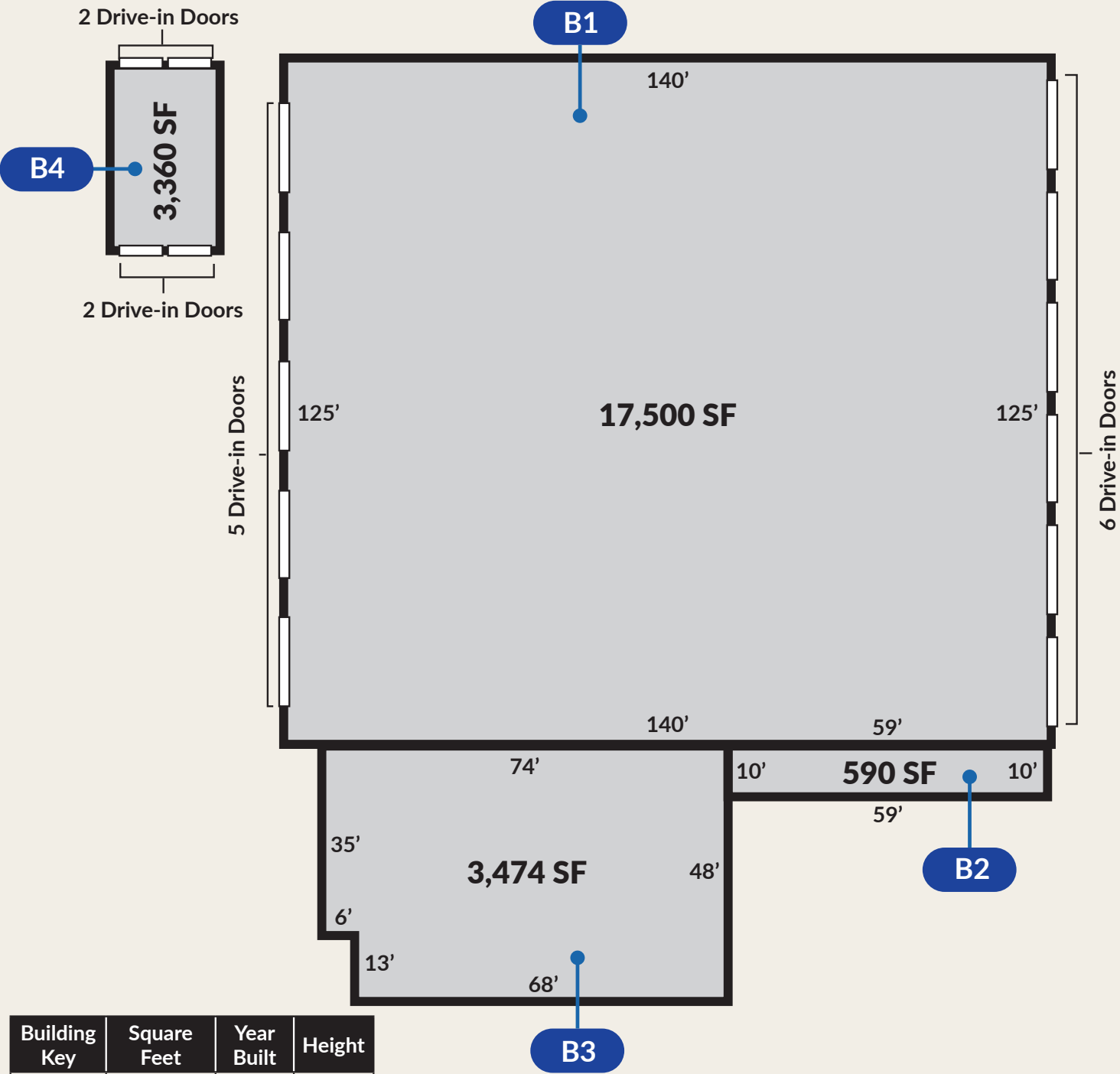
16.1 Acre Site

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BUILDING SITE PLAN



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RECEPTION

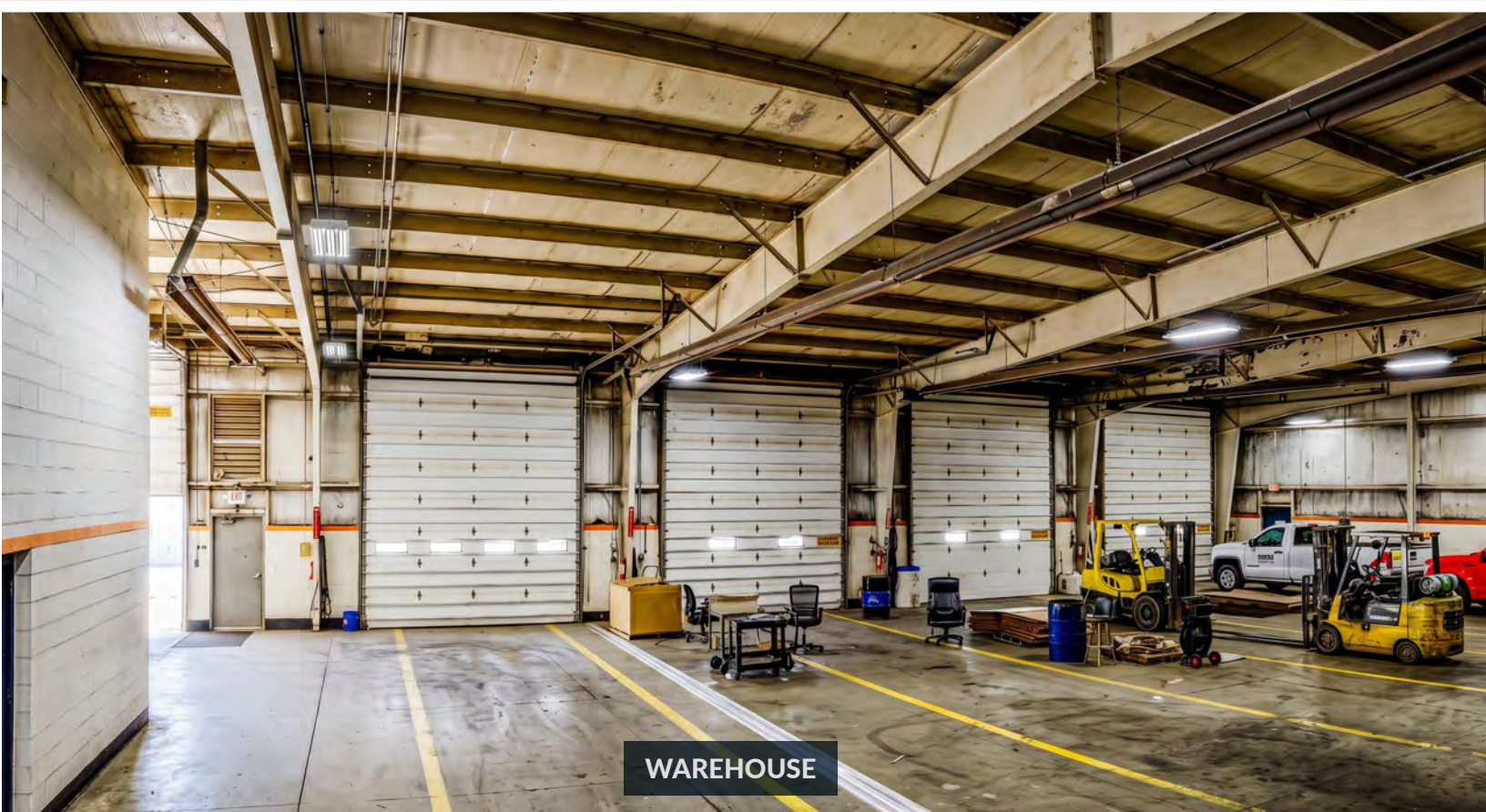


PARTS COUNTER

3235
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WAREHOUSE

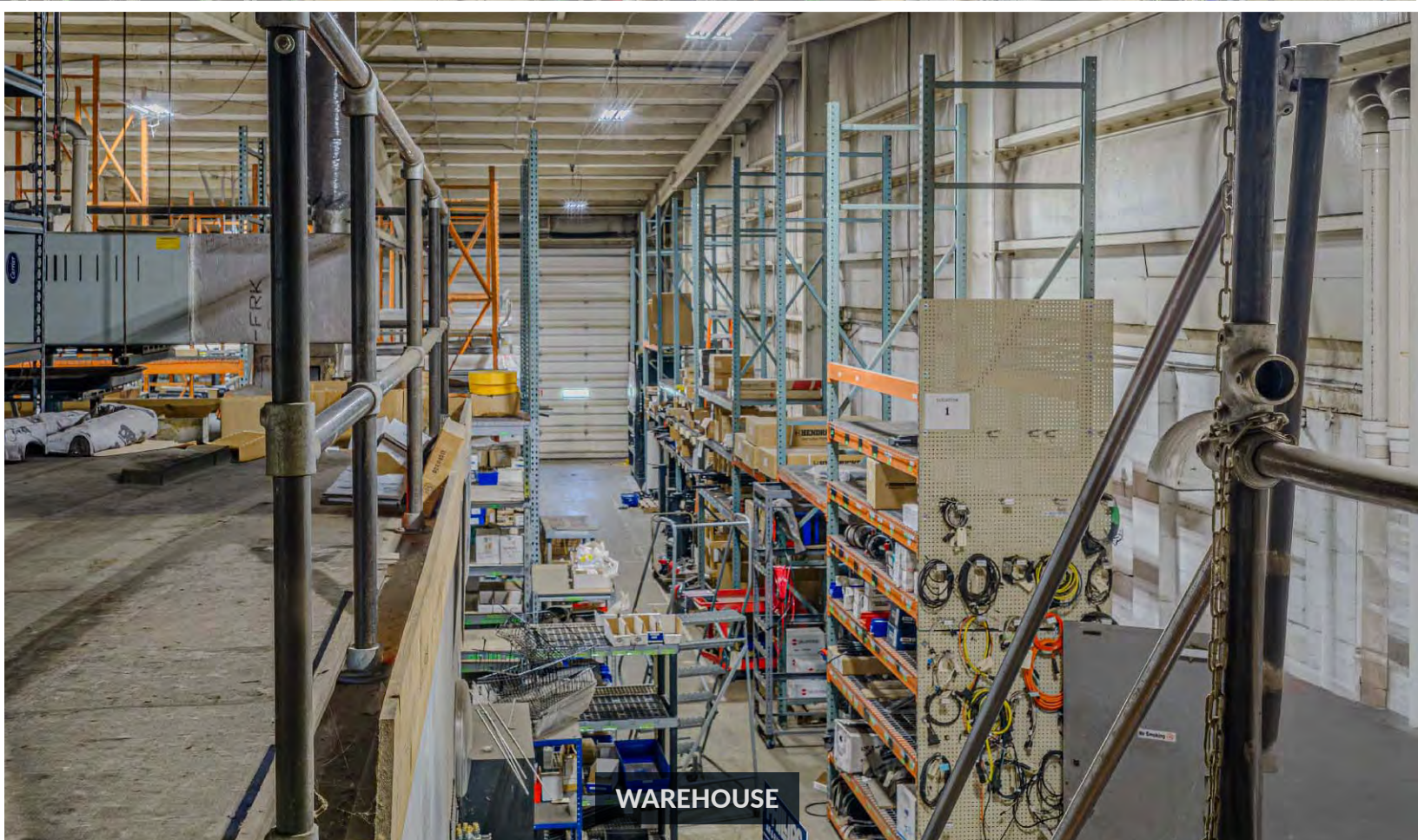


WAREHOUSE

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WAREHOUSE



WAREHOUSE

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OFFICE



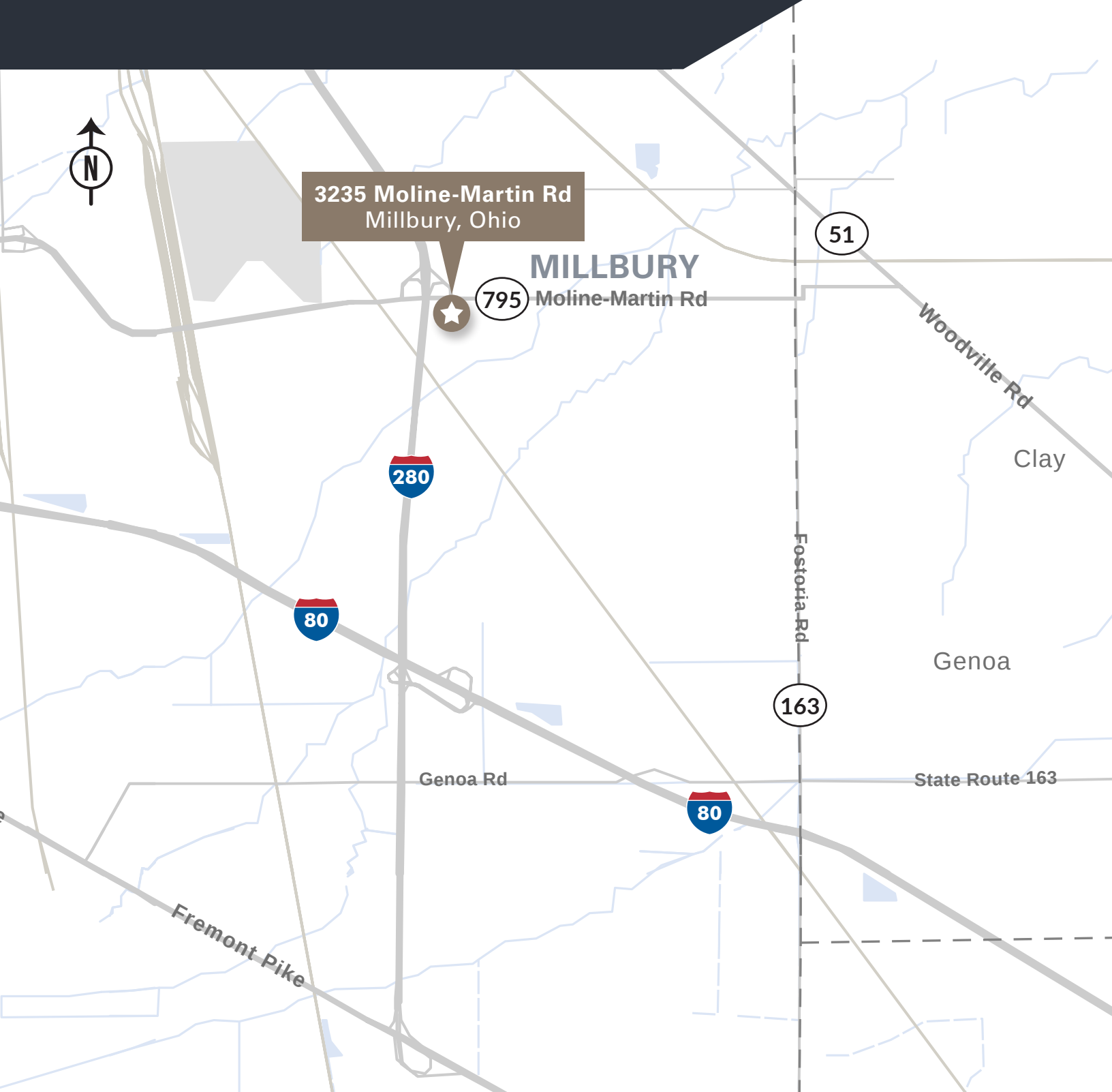
OFFICE

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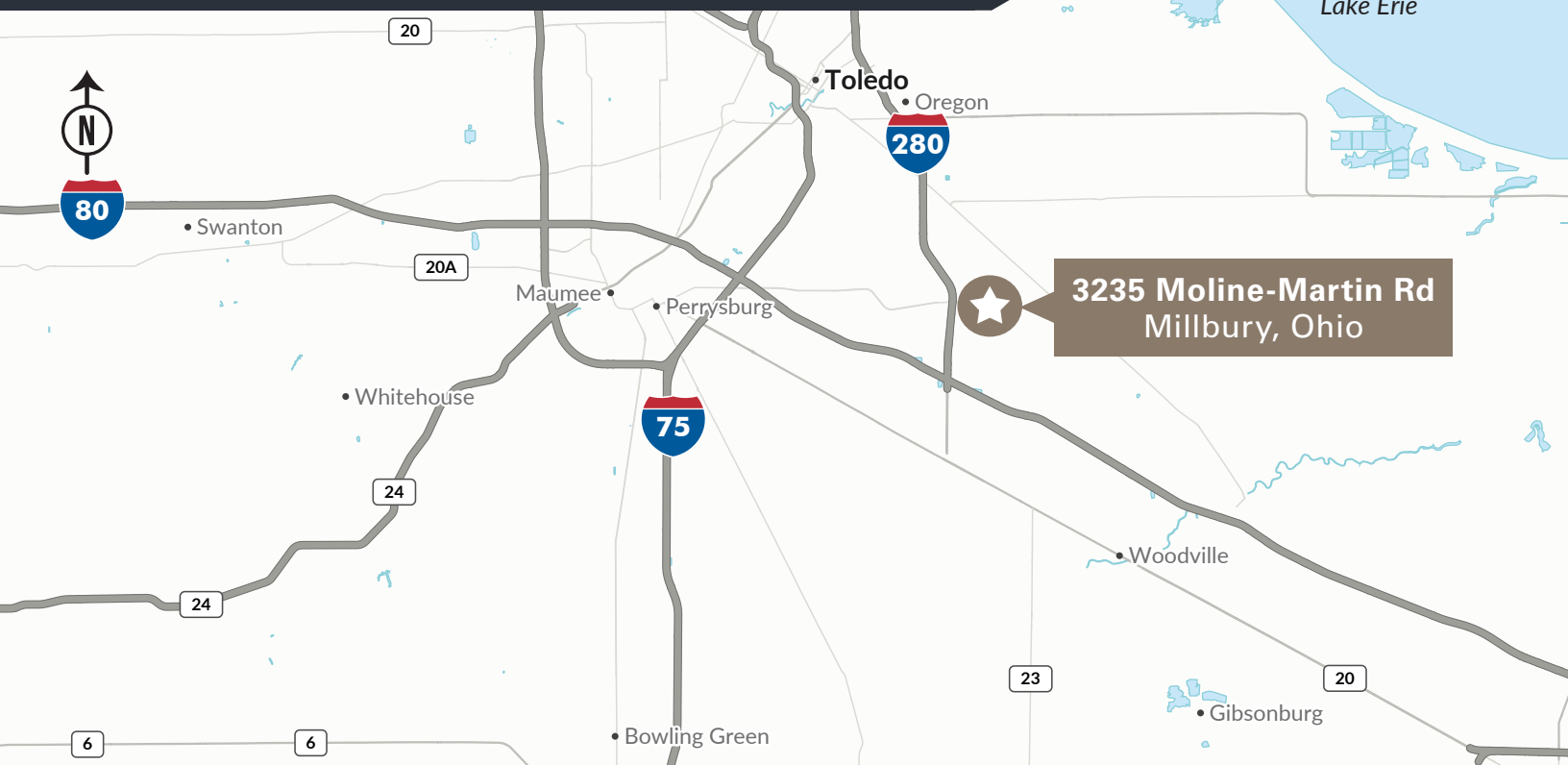
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LOCATION MAP



3235
Moline-Martin Road
Millbury, OH

REGIONAL MAPS



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Moline-Martin Road
Millbury, OH

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