



Accelerating success.



FOR SALE

1320 S Main St

Mansfield, OH 44907

Purchase Opportunity



Colliers is pleased to present this rare opportunity to purchase this industrial building in Mansfield, OH.

An opportunity for endless business prospects. This versatile building can accommodate a broad range of needs, providing you with unparalleled flexibility and convenience.

Mansfield is north of Columbus and experiencing rapid growth with the new \$20 billion Intel facility in close proximity.

Salient Facts

Sale Price - \$3,000,000

Building Area \approx 311,000 SF

(Factory / Warehouse = 235,800 SF | Office = 75,200 SF - over two stories)

Land Size - 69.59 AC

Year Built - 1953 - 1984

Current Zoning - Industrial

Elevator - 1

Minimum Clear - 11'10", 15'4" (west warehouse), and 17'10" (shipping)

Docks - Two (8'x8'). Each equipped with a pit leveler, dock lock, shelter, swing arm light and communication lights.

One (10'x8'), interior dock with leveler - 68' interior lane

Drive in Door - 6' x 10' grade level

Dual Power Feeds

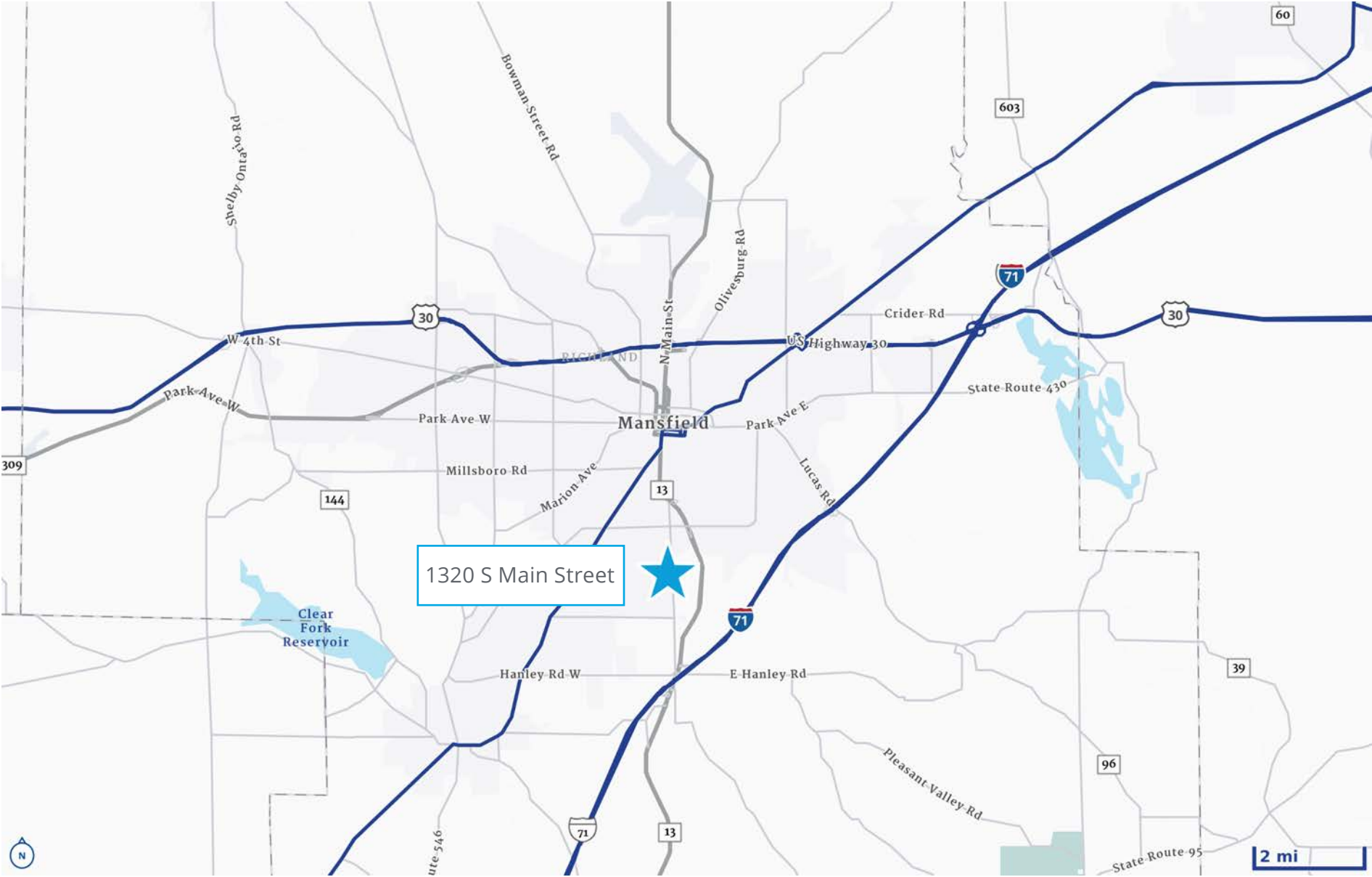
Roof - 1993 - 2018

Parking \approx 574 spaces

60 minutes to Downtown Columbus

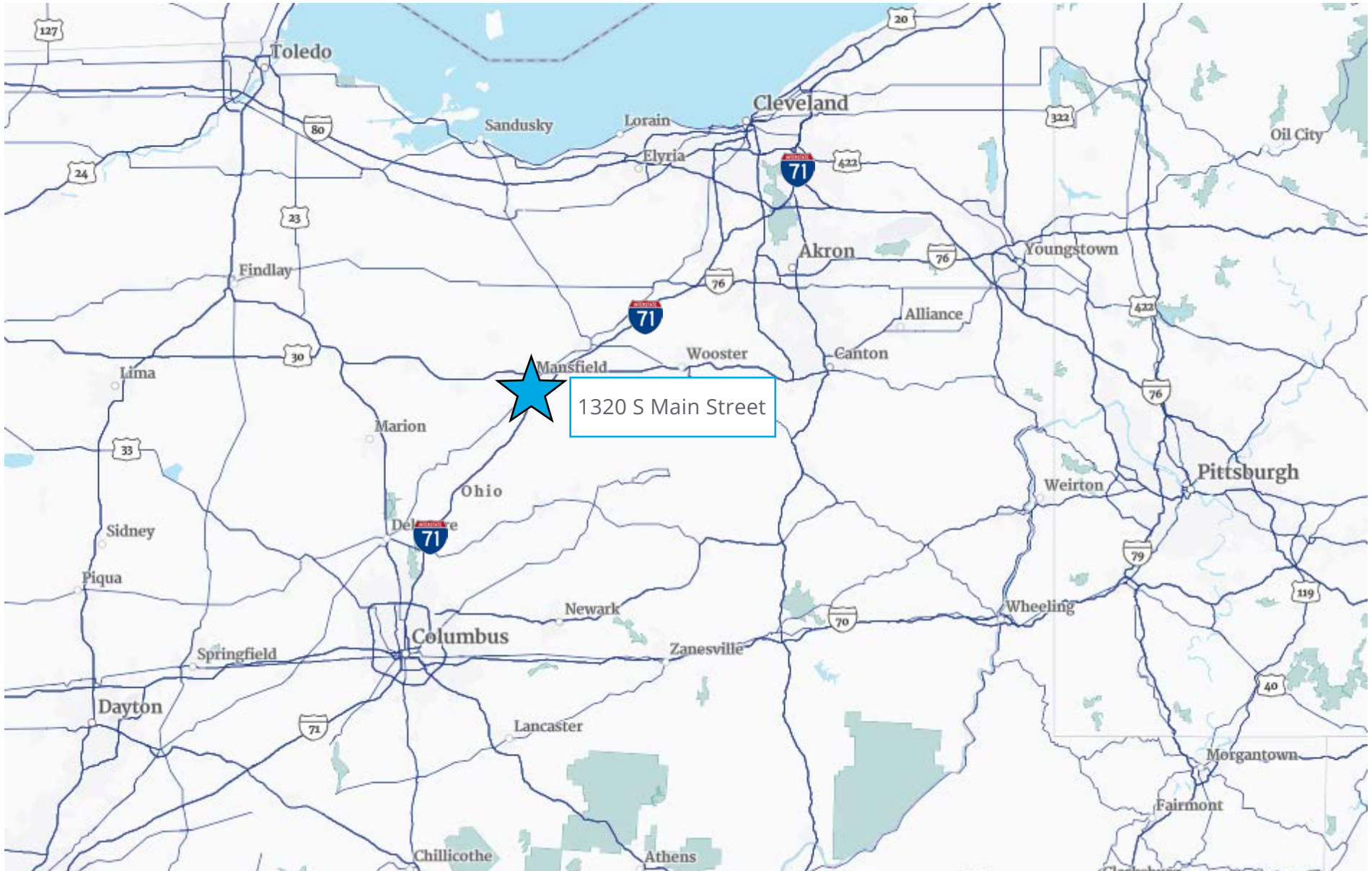
less than **5** minutes from I-71

Location Map



Regional Location Map

1320 S Main Street is only 1 hour 15 min to Cleveland, 1 hour to Columbus and 45 minutes to Polaris.



Building Information

City Water

- 4" main line
- 80psi pressure

Lighting

- Internal & External - LED

Roof Material

- Modified bitumen sheet and asphalt
- Cellulosic fiber insulation and closed cell polyisocyanurate foam insulation
- Sheet metal steel and aluminium flashing
- Gypsum core sheets and sheet steel decking

Natural Gas

- 6" main line
- 50" of water column

Sprinkler System

- Wet

Electric service

- 69kv feed from ohio edison
- Power distributed throughout the building

Generator

- Kohler Genset, 200kw at 480v, 3-phase

Heating Systems

- Hot water, natural gas and electric

Cranes

- One, five-ton in interior dock
- Two, two-ton in west warehouse

Compressed Air

- 80 to 100psi

Cooling Systems

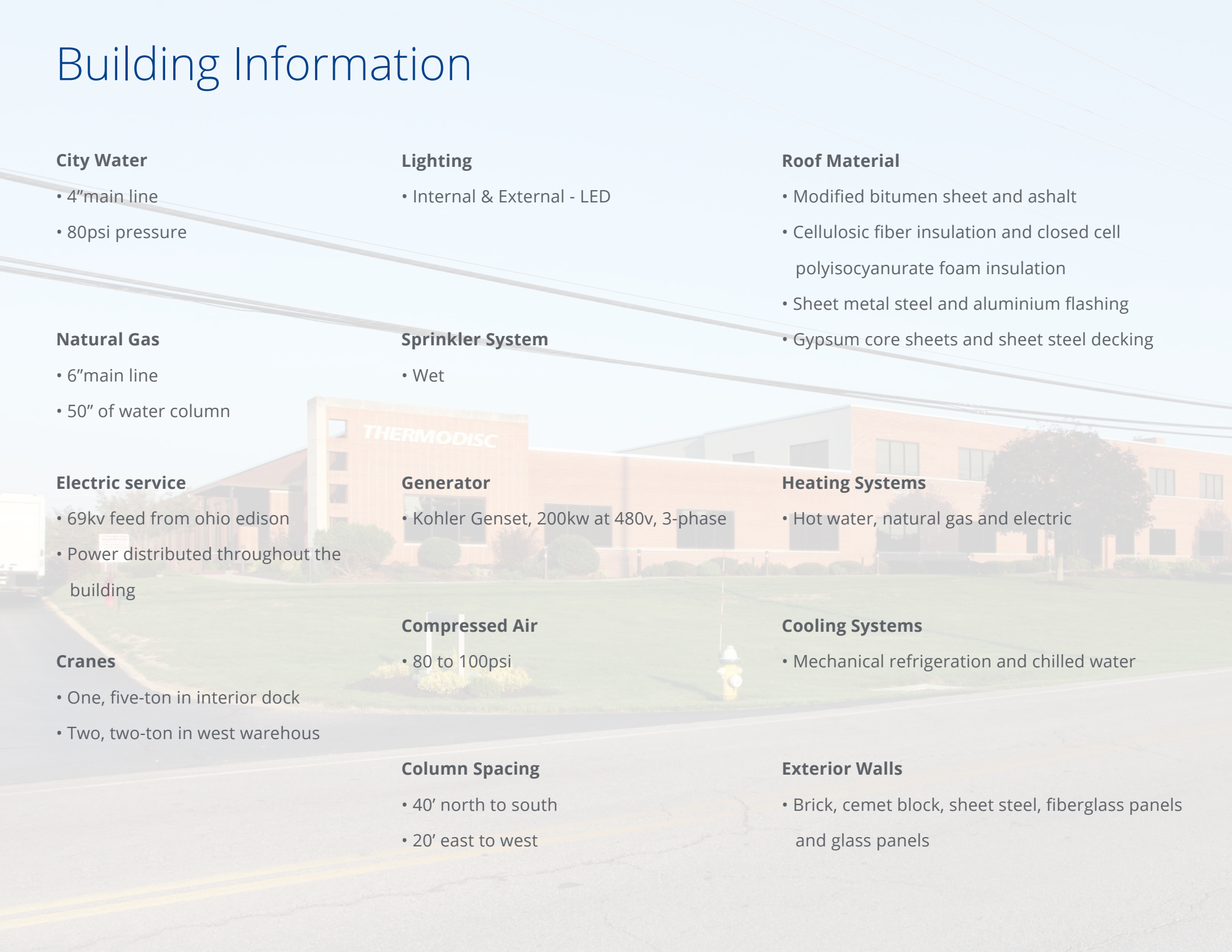
- Mechanical refrigeration and chilled water

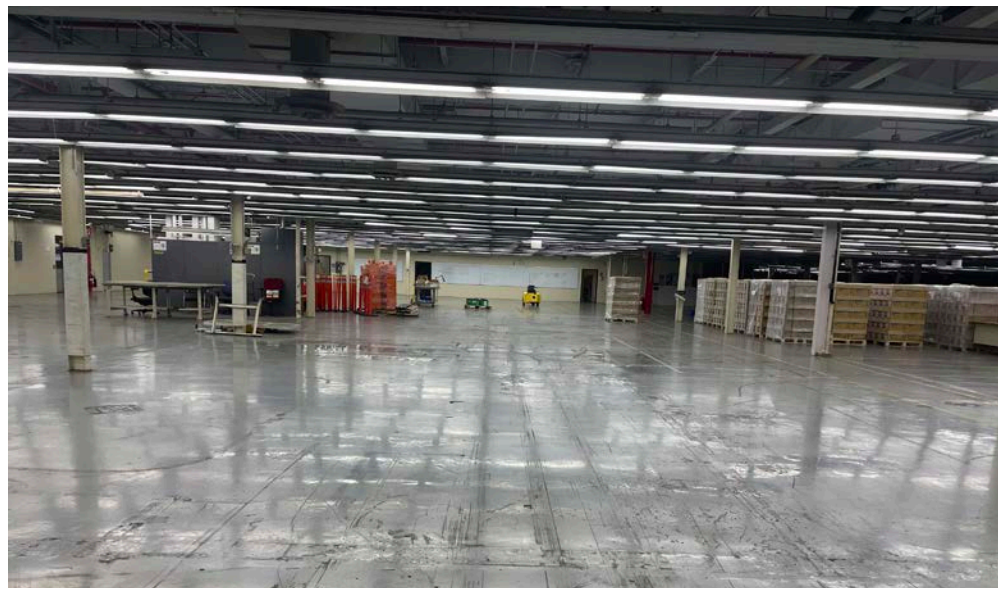
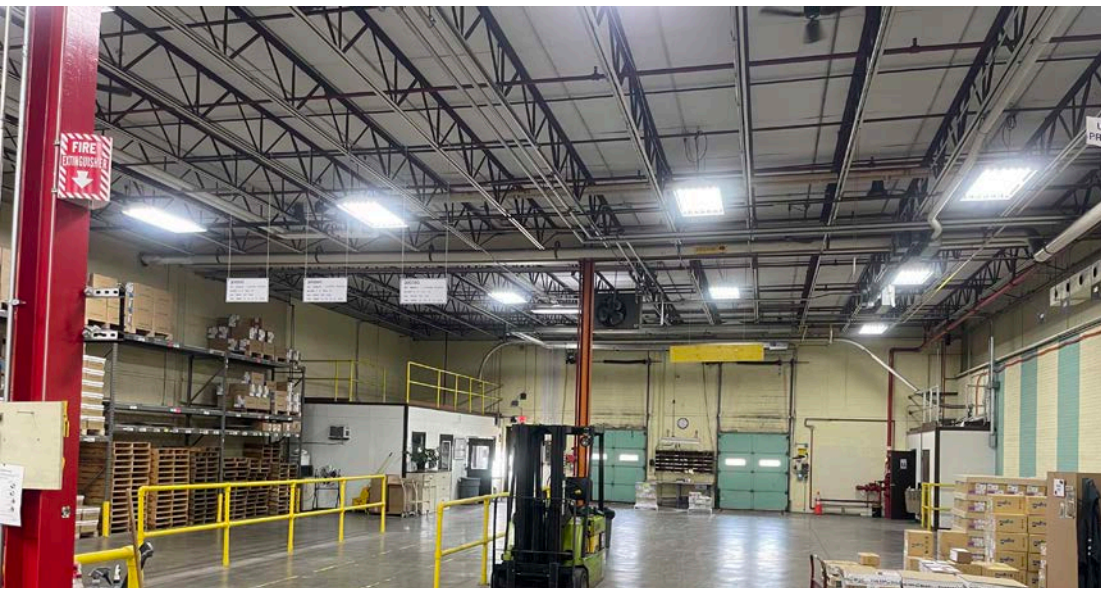
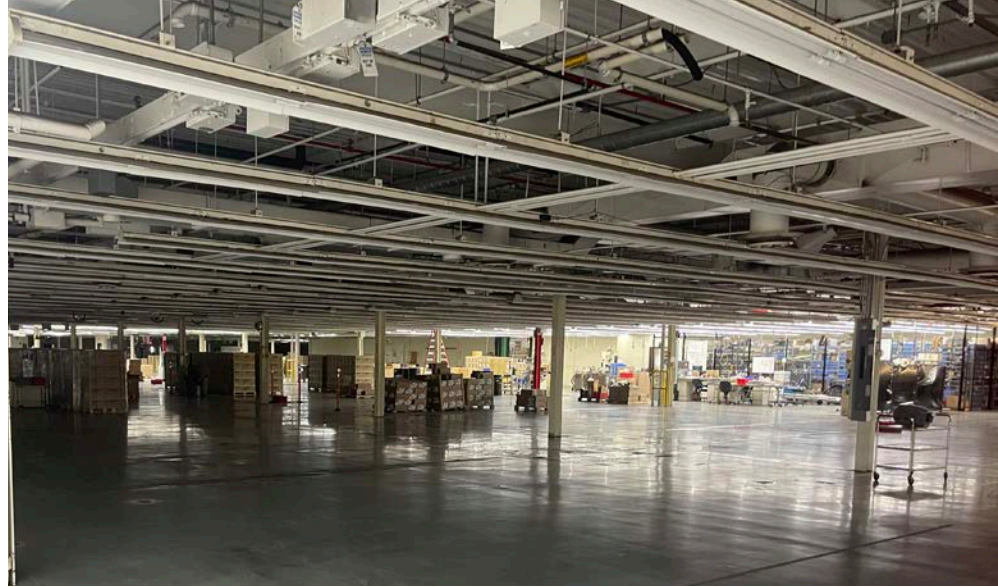
Column Spacing

- 40' north to south
- 20' east to west

Exterior Walls

- Brick, cemet block, sheet steel, fiberglass panels and glass panels



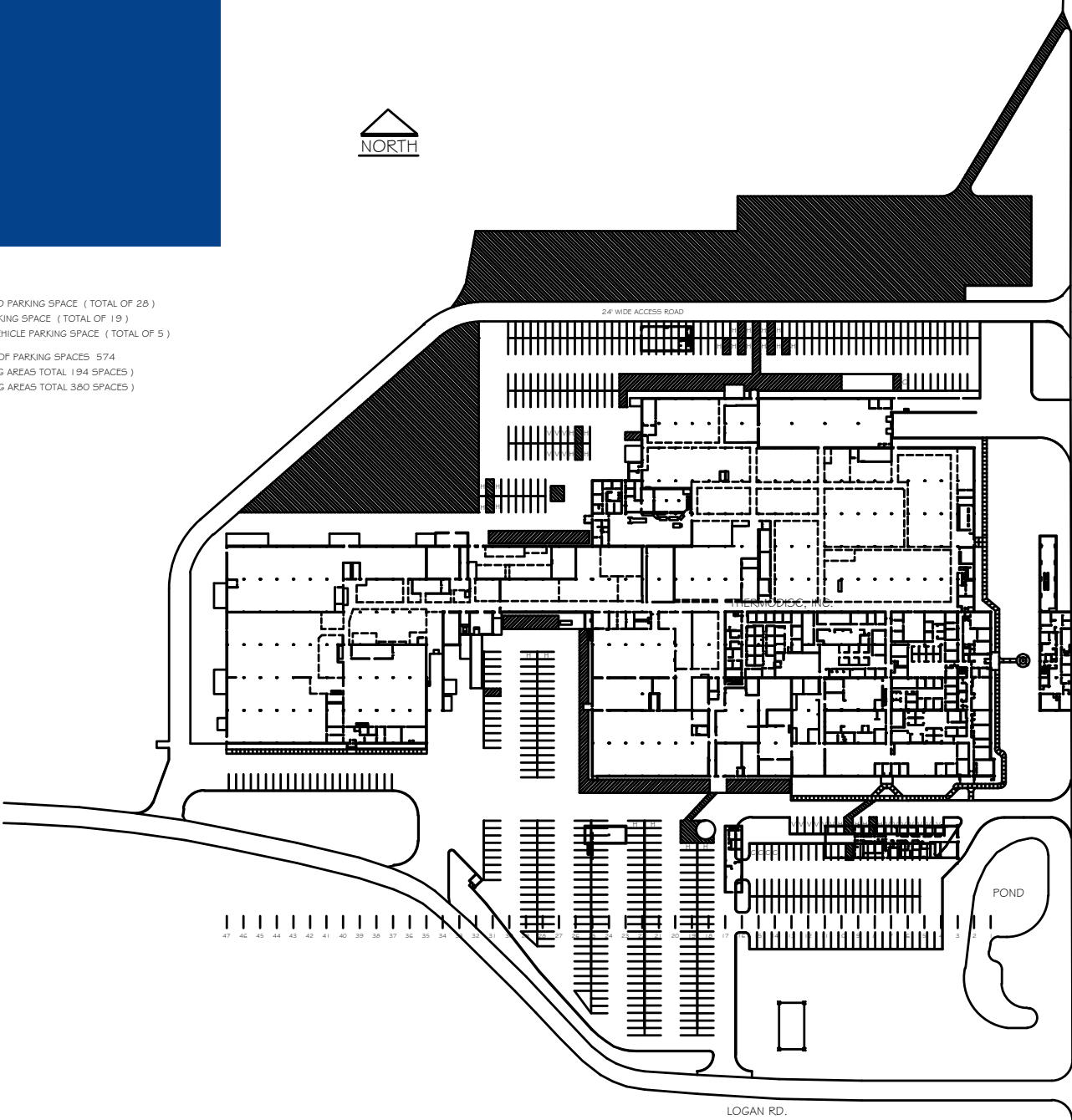


Site Plan



NOTE

- H HANDICAPPED PARKING SPACE (TOTAL OF 28)
 - V VISITOR PARKING SPACE (TOTAL OF 19)
 - C COMPANY VEHICLE PARKING SPACE (TOTAL OF 5)
- TOTAL NUMBER OF PARKING SPACES 574
(NORTH PARKING AREAS TOTAL 194 SPACES)
(SOUTH PARKING AREAS TOTAL 380 SPACES)



1320 S Main St Mansfield, OH



Location

Mansfield, Ohio, often referred to as the heart of Ohio, is a thriving and expanding small city nestled between two of the state's largest urban centers - Columbus and Cleveland. This strategic location provides Mansfield with a unique blend of small-town charm and big-city convenience, making it an attractive destination for families, businesses, manufacturing, and tourists alike.

In the early 2000s, Mansfield earned a spot on the list of the top five best places to raise a family. This accolade is a testament to the city's strong sense of community, high-quality education system, and extensive range of recreational opportunities. From exploring the beautiful Kingwood Center Gardens to bird watching at the Ohio Bird Sanctuary, there's no shortage of family-friendly activities in Mansfield.

Today, Mansfield's civic leaders are actively working towards transforming the city into a hub for economic development and entrepreneurship. Their efforts are yielding promising results, with an increasing number of businesses choosing to set up shop in Mansfield. This influx of new businesses is not only boosting the local economy but also creating a wealth of opportunities for current and future generations of Mansfield residents.

The city's downtown area has been a primary focus of these revitalization efforts. Once a quiet, largely overlooked part of the city, downtown Mansfield is now bustling with activity. New restaurants, shops, and entertainment venues have popped up in recent years, infusing the area with a newfound vibrancy. The downtown revitalization project is a clear indication of Mansfield's commitment to progress and growth.

Demographics



20 mins biking to
Sterkel Park



10 mins to
Kingwood Center
Gardens



10 mins to
Banks



10 mins to
Grocery stores



5 mins to
Restaurants



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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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