



FOR **SALE** INDUSTRIAL
PROPERTY



118 Industrial Drive
Edgerton, OH 43517

35,550 SF Industrial Building For Sale

About The Property

- 28,800 SF warehouse space with a 6,750 SF finished office area
- Excess land for outside storage, expansion and/or additional parking
- Zoned industrial
- 24' clear height
- Two docks, one drive-in door
- Fully sprinkled
- Sale price: \$1,675,000 (\$47.12/SF)



the
Zacher
company

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PROPERTY INFORMATION

35,550 SF INDUSTRIAL BUILDING FOR SALE

BUILDING LOCATION/SIZE/ZONING

Street Address	118 Industrial Drive
City, State, Zip	Edgerton, OH 43517
County/Township	Williams/St. Joseph
Total Building Area	35,550 SF
Office Area	6,750 SF
Site Acreage	6.0 Acres
Parking Lot	Asphalt (25,000 SF)
Zoning	340 - Light Manufacturing & Assembly

BUILDING DATA

Construction Date	2003
Construction Type	Pre-engineered Metal
Stories	Two
Condition	Excellent
Ceiling Height	24 ft
Column Spacing	24' x 40'
Floor thickness	6'
Fire Suppression	Full Sprinkler System (Wet)
HVAC	Throughout Building
Power	3,000 amp 480V
Lighting	LED (Motion Activated)
Restrooms	4
Distance to US-6	2.5 miles
Distance to SR 49/Michigan Ave	1.5 miles

LOADING FACILITIES

Overhead Doors	1 external (14'x14') 1 internal (12'x12')
Loading Dock	One - (9'x 10') with automatic leveler

PRICE/AVAILABILITY

Sale Price	\$1,675,000
Sale Price/SF	\$47.12
Available	Immediately

PROPERTY TAXES

Parcel Number	061-280-17-044.005
Assessment: Land	\$26,430
Improvements	\$431,520
Total Assessment	\$457,950
Annual Taxes	\$31,277.98 (\$0.88/SF)
Tax Year	2025 Payable 2026

NEARBY BUSINESSES

Continental Converting Corp	Oren Elliot Products
Studer & Son Custom Machining	TRULAND Equipment
Covington Edgerton Plant	Stark Truss Co. Inc.

BUILDING AMENITIES

Large breakroom and reception areas
Multiple conference rooms
Backup generator
Security system
Intercom and speaker system
Paint booth with collection units
Dust collector



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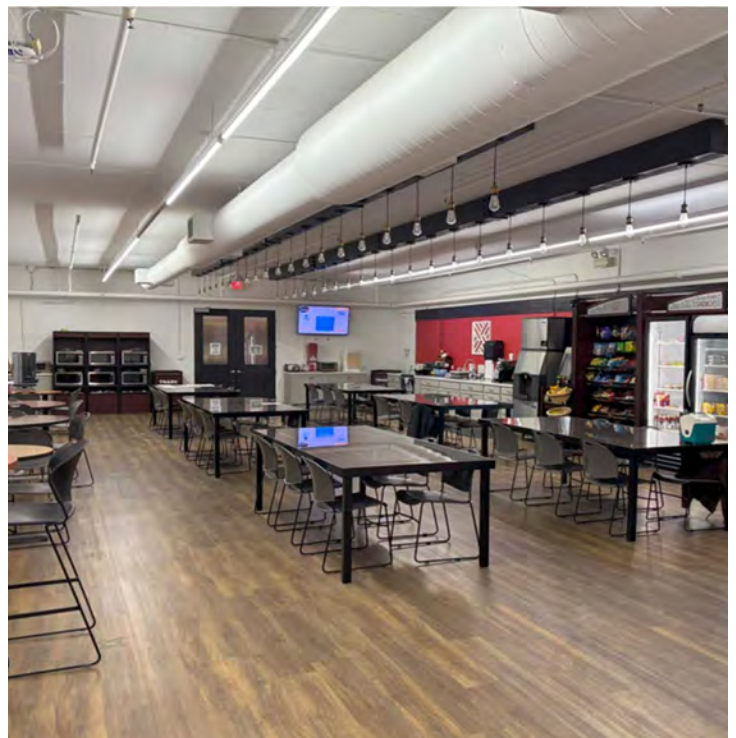
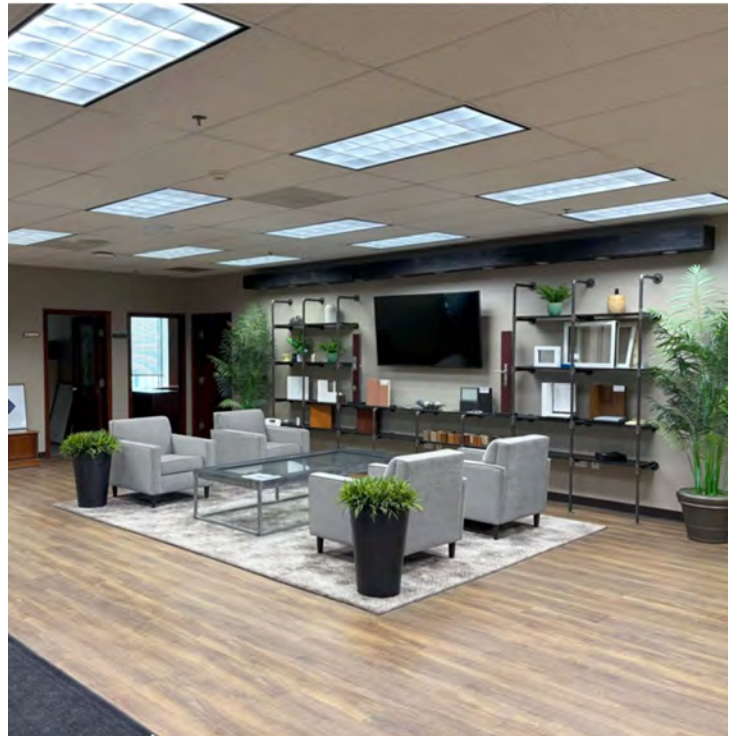
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ADDITIONAL PHOTOS

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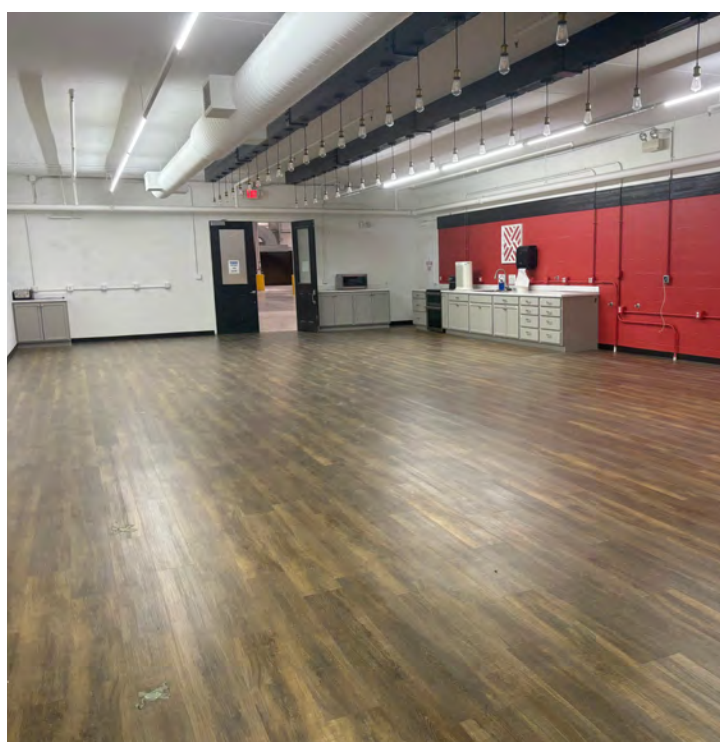
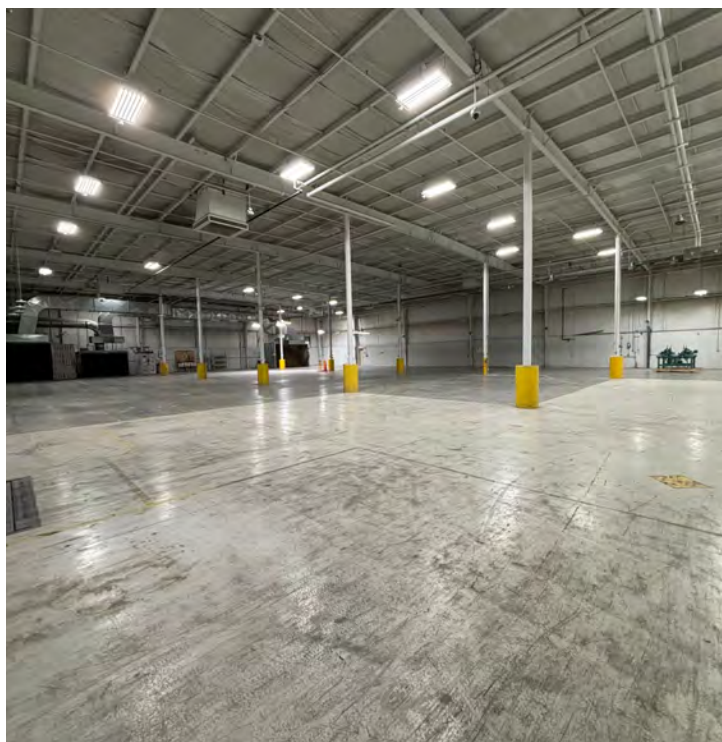
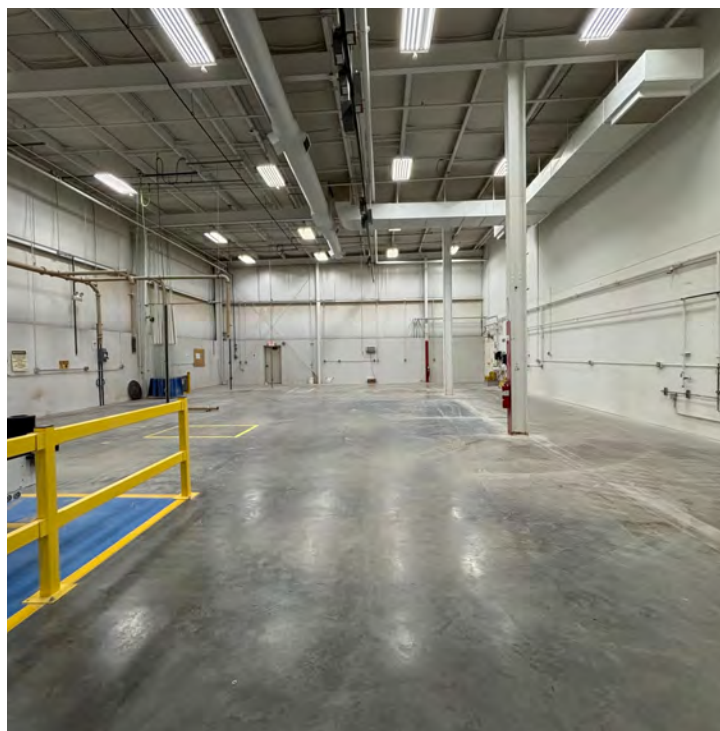
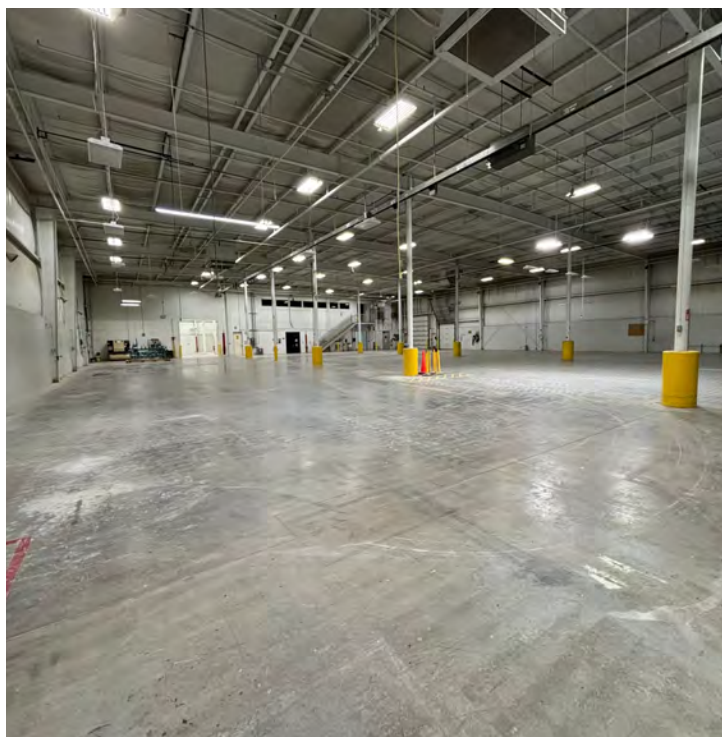
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SITE AERIAL

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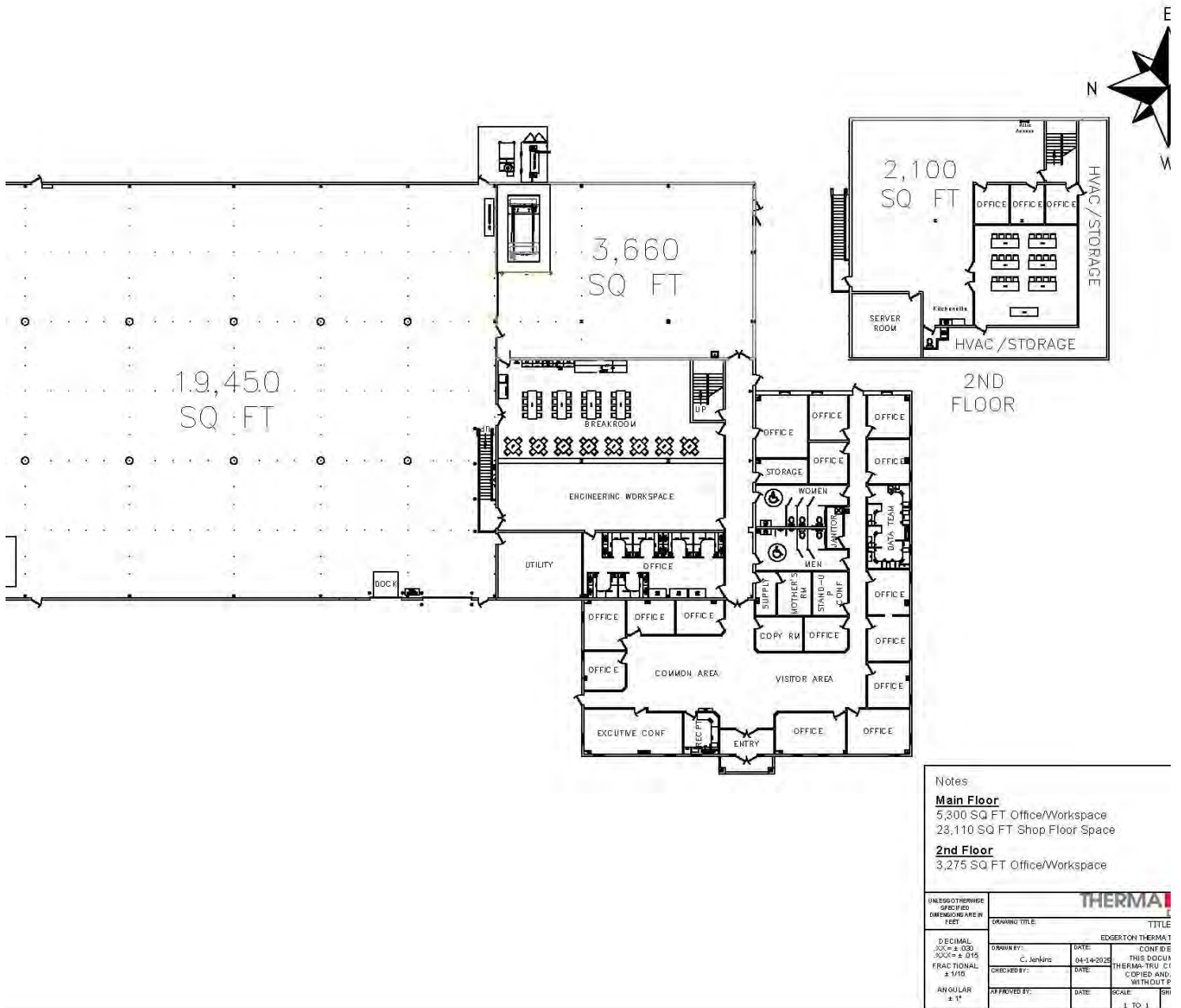
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FLOOR PLAN

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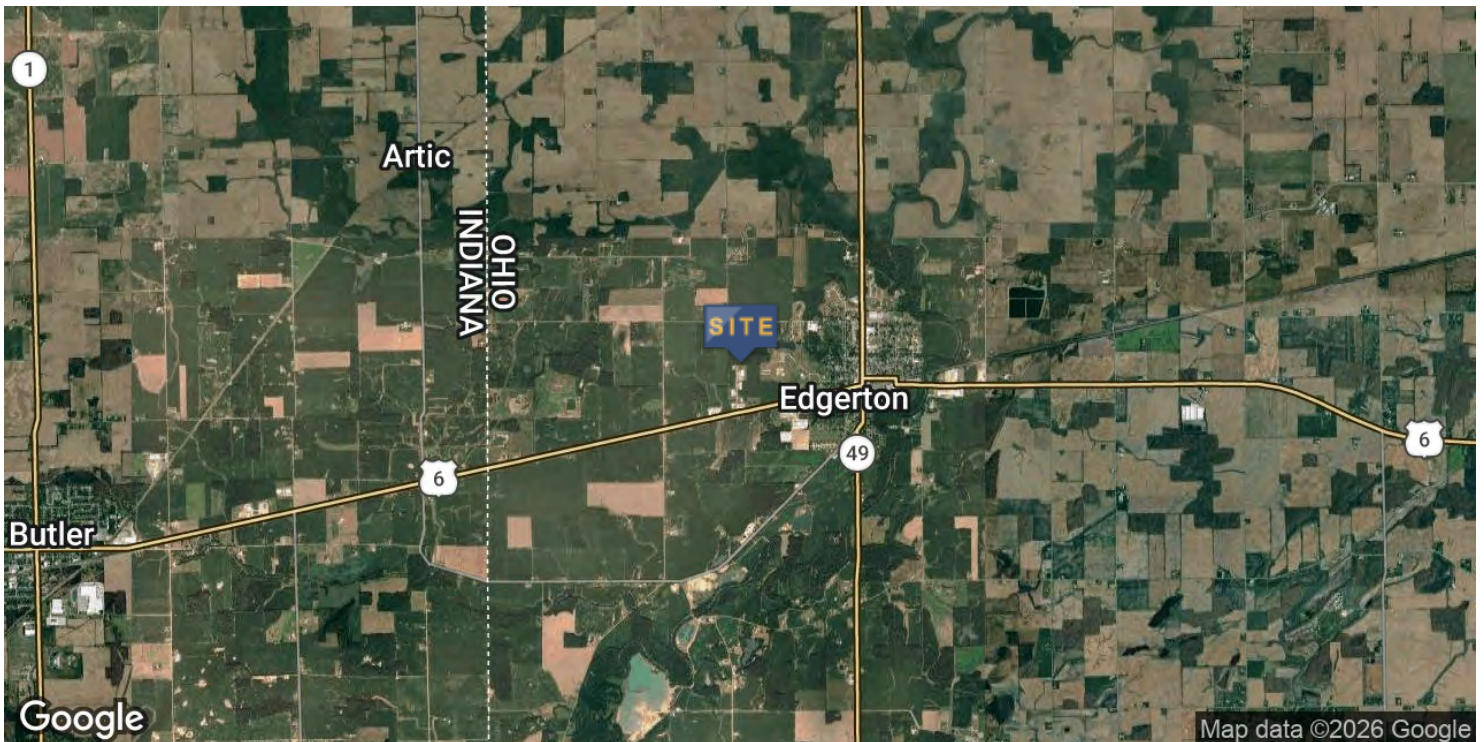
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LOCATION MAP

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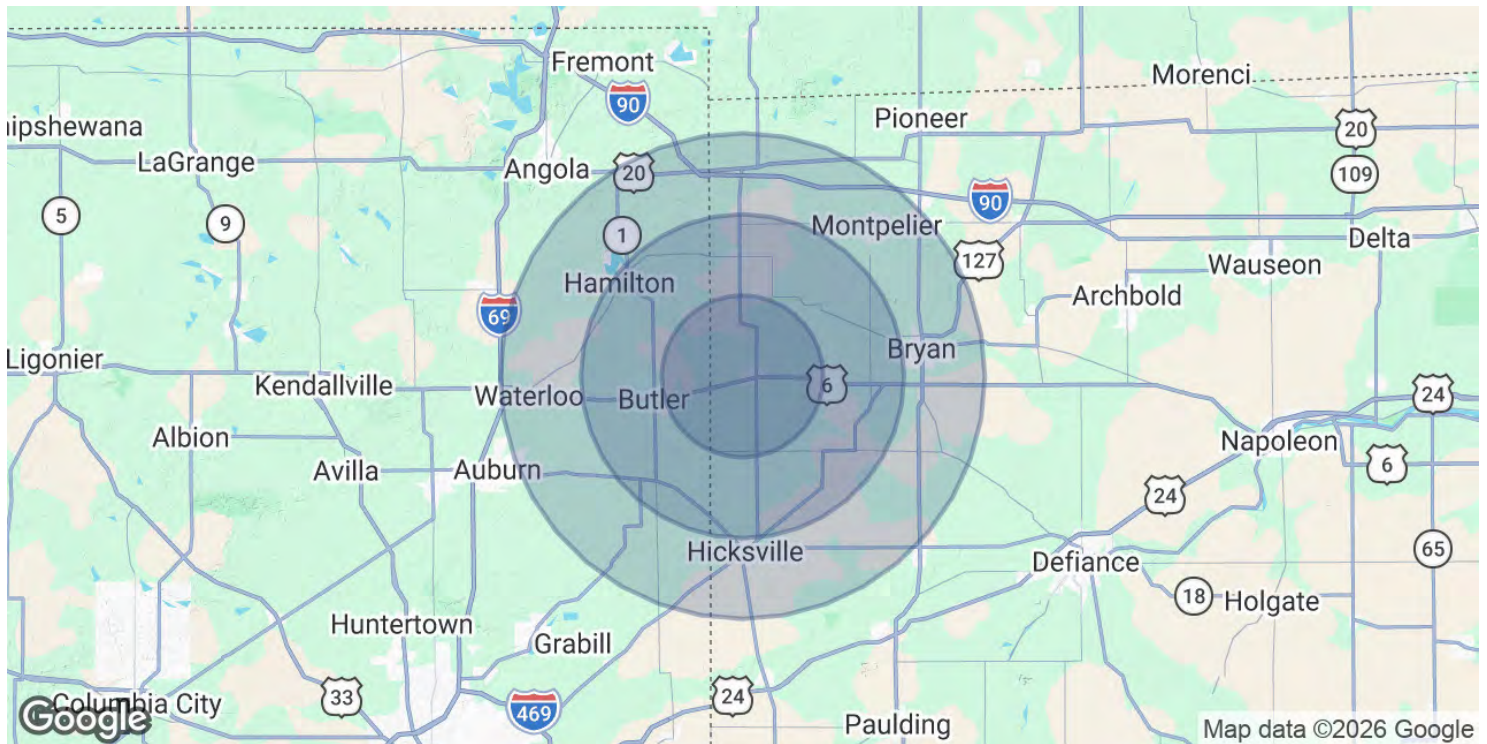
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DEMOGRAPHICS MAP & REPORT

35,550 SF INDUSTRIAL BUILDING FOR SALE



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	3,733	21,295	52,407
Average Age	42	42	41
Average Age (Male)	41	41	41
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,480	8,471	21,140
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,896	\$87,995	\$85,937
Average House Value	\$174,245	\$189,400	\$196,460

2020 American Community Survey (ACS)



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