

Galion Industrial Flex Headquarters

For Sale | 1371 State Route 598, Galion (Polk Township), Ohio 44833



1371 State Route 598

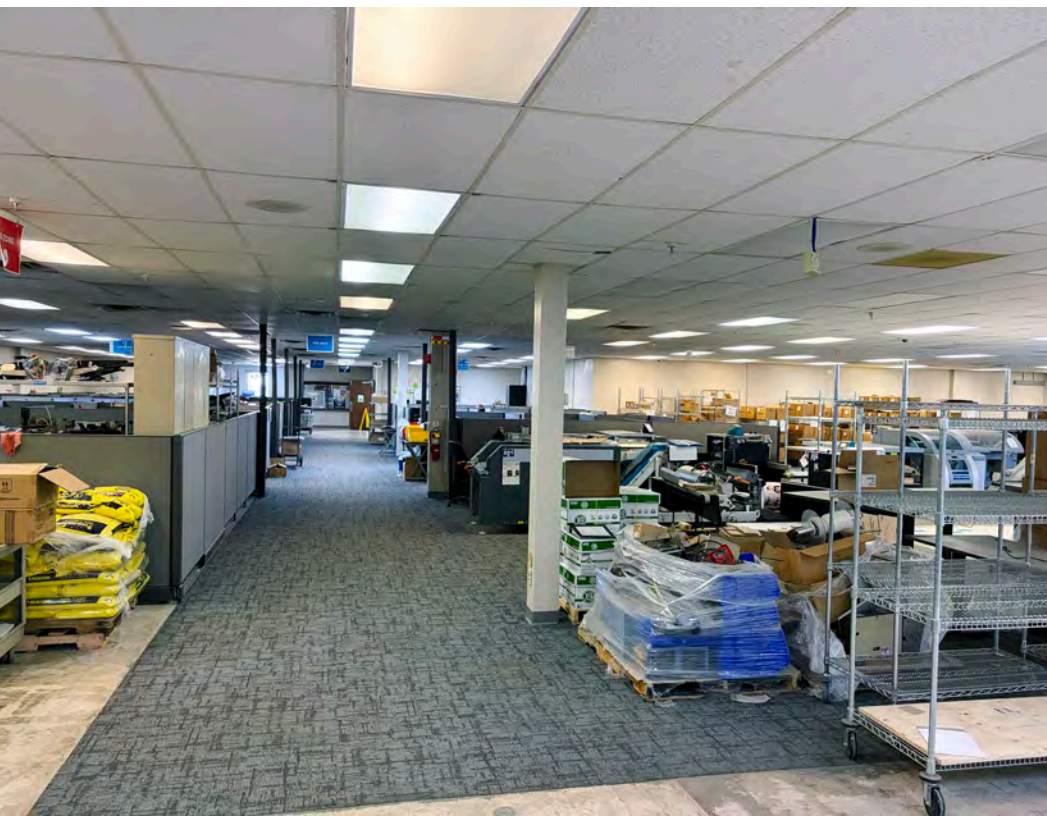
- Huge amount of power
- Great flex opportunity
- Fully air-conditioned light manufacturing space
- Seven (7) docks
- Great owner-user opportunity
- Headquarters potential

| | |
|------------------------------|---|
| Building SF | 79,269 SF |
| Industrial SF | 68,424 SF |
| Office SF | 10,845 SF |
| Zoning | I-1; Light Industrial |
| Building Class | B |
| Year Built (Reno.) | 1967 (1972) |
| Land Area | 30.091 Acres |
| Primary Building Site | 9 Acres |
| Expansion Land | 8.59 Acres |
| Additional Parcel | 12.5 Acres |
| Parking Spaces | 4.63 acres paved parking |
| Docks | Seven (7) 8'x10'; 6 have levelers; 1 Van-Height Dock |
| Drive-In Doors | One (1) Ramped - 8'x10' |
| Power | 24,000V - distributed via two 12,000V transformers steps electricity down to 270V / 480V and 220V / 480V three-phase power 16 power drops of 30 amps / 250V per drop |
| Clear Height | 11'10" - 12'8" |

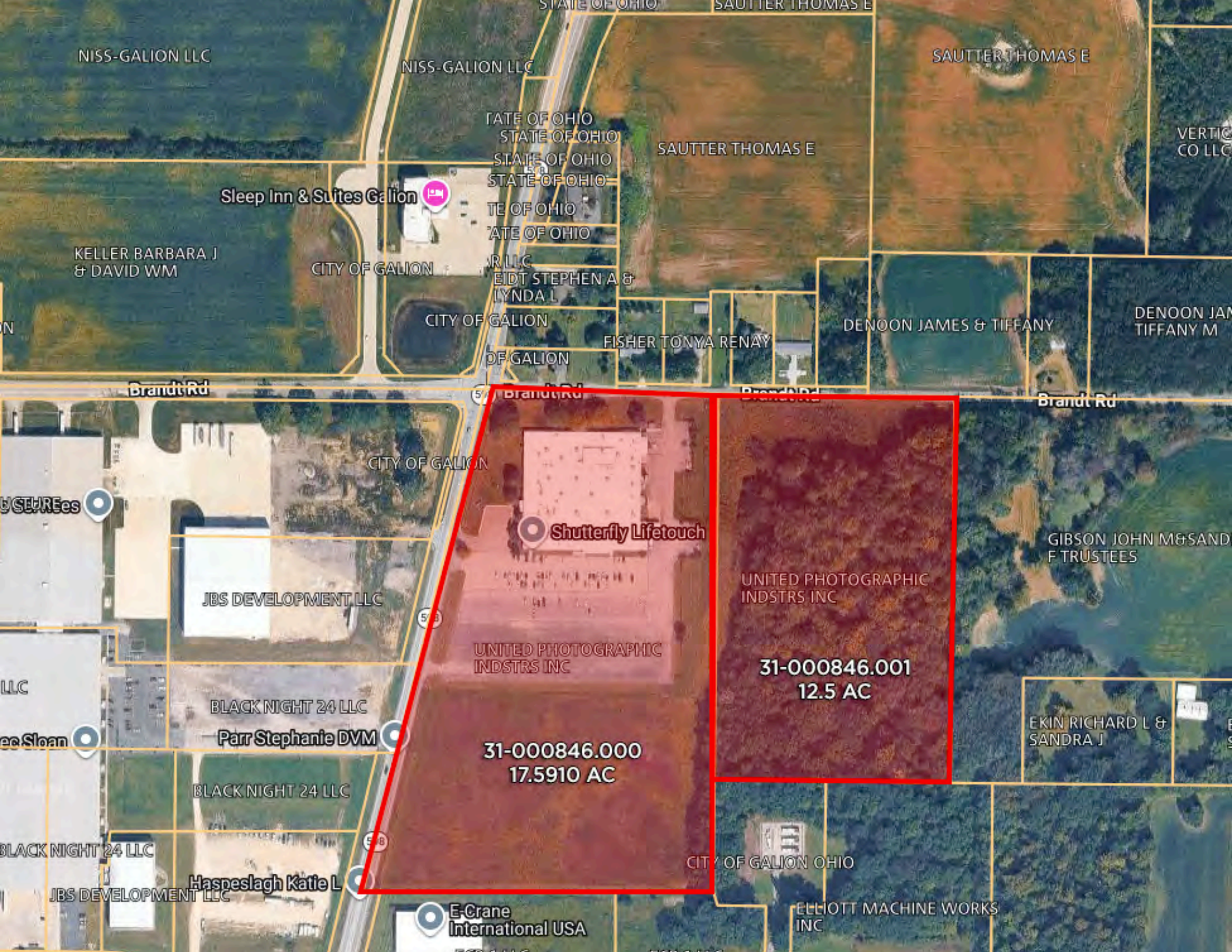
Sale Price: \$1,500,000











NISS-GALION LLC

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SAUTTER THOMAS E

STATE OF OHIO
STATE OF OHIO
STATE OF OHIO

SAUTTER THOMAS E

Sleep Inn & Suites Galion

KELLER BARBARA J & DAVID WM

CITY OF GALION

EDT STEPHEN A & LYNDAL

CITY OF GALION

FISHER TONYA RENAY

DENOON JAMES & TIFFANY

DENOON JAMES & TIFFANY M

Brandt Rd

Brandt Rd

Brandt Rd

Brandt Rd

CITY OF GALION

Shutterfly Lifetouch

JBS DEVELOPMENT LLC

UNITED PHOTOGRAPHIC INDSTRS INC

GIBSON JOHN M & SANDY F TRUSTEES

UNITED PHOTOGRAPHIC INDSTRS INC

31-000846.001
12.5 AC

BLACK NIGHT 24 LLC

Parr Stephanie DVM

31-000846.000
17.5910 AC

EKIN RICHARD L & SANDRA J

BLACK NIGHT 24 LLC

Haspesslagh Katie L

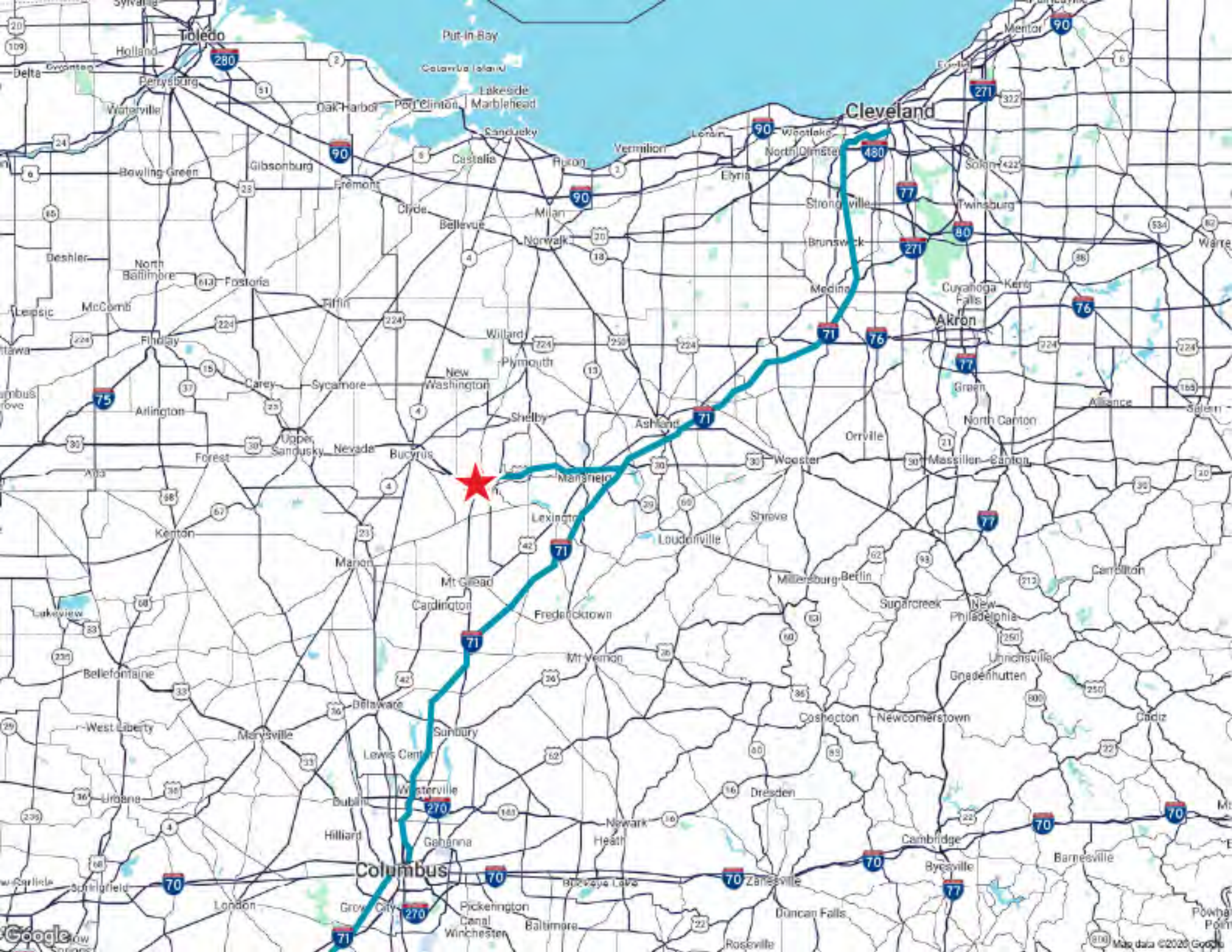
CITY OF GALION OHIO

E-Grane International USA

ELLIOTT MACHINE WORKS INC

BLACK NIGHT 24 LLC

JBS DEVELOPMENT LLC



Toledo

Cleveland

Akron

Columbus





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GALION, OHIO 44833**

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