

FOR SALE

1225 W. MAIN STREET

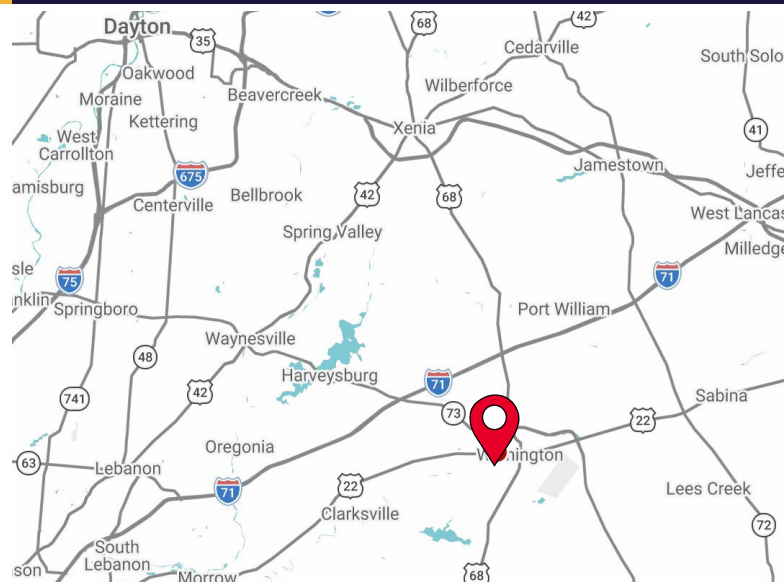
WILMINGTON, OH 45177



17,300 SF CLEAR SPAN BUILDING

SALE PRICE: \$1,295,000

- 17,300 SF Total
- ± 4,000 SF Office
- ± 13,300 SF Warehouse
- 1.33 Acres
- (1) Dock Door
- (4) Drive-in Doors
- Fenced & Paved Lot



For more information, contact:

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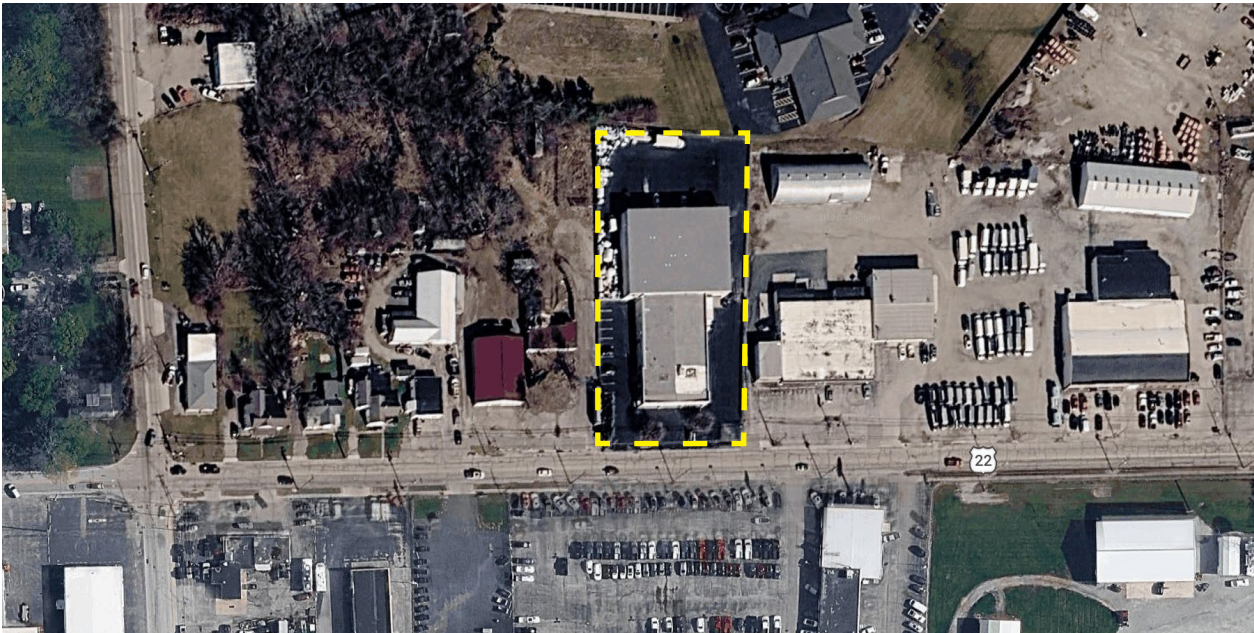
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COUNTY	Clinton	DOCKS	(1) Dock Door w/ interior platform
CITY	Wilmington	DRIVE-INS	(4) Drive-in Doors (3) 12' x 14' (1) 10' x 14'
ACRES	1.33 Acres	POWER	240v; 3phase; 400 amp (est.)
AVAILABLE SIZE	17,300 SF	SPRINKLER	None
WAREHOUSE SIZE	13,300 SF	UTILITIES	
OFFICE SIZE	4,000 SF	ELECTRIC	www.duke-energy.com
YEAR BUILT	1992	GAS	www.centerpointenergy.com
ZONING	SC - Service Commercial	WATER/SEWER	www.wilmingtonoh.gov
CLEAR HEIGHT	16' - 18'	PROPERTY INFO	
LIGHTING	LED	ANNUAL TAXES	\$7,652.10 (\$0.44/SF/Year) (Based on assessed value)
WAREHOUSE HEAT	Radiant Gas Fired	COUNTY VALUE (2024)	\$506,800 (\$29.29/SF)
CONSTRUCTION	Pre-engineered Metal	PARCEL ID	290150945000000
ROOF	Pitched Metal Roof		

AERIAL



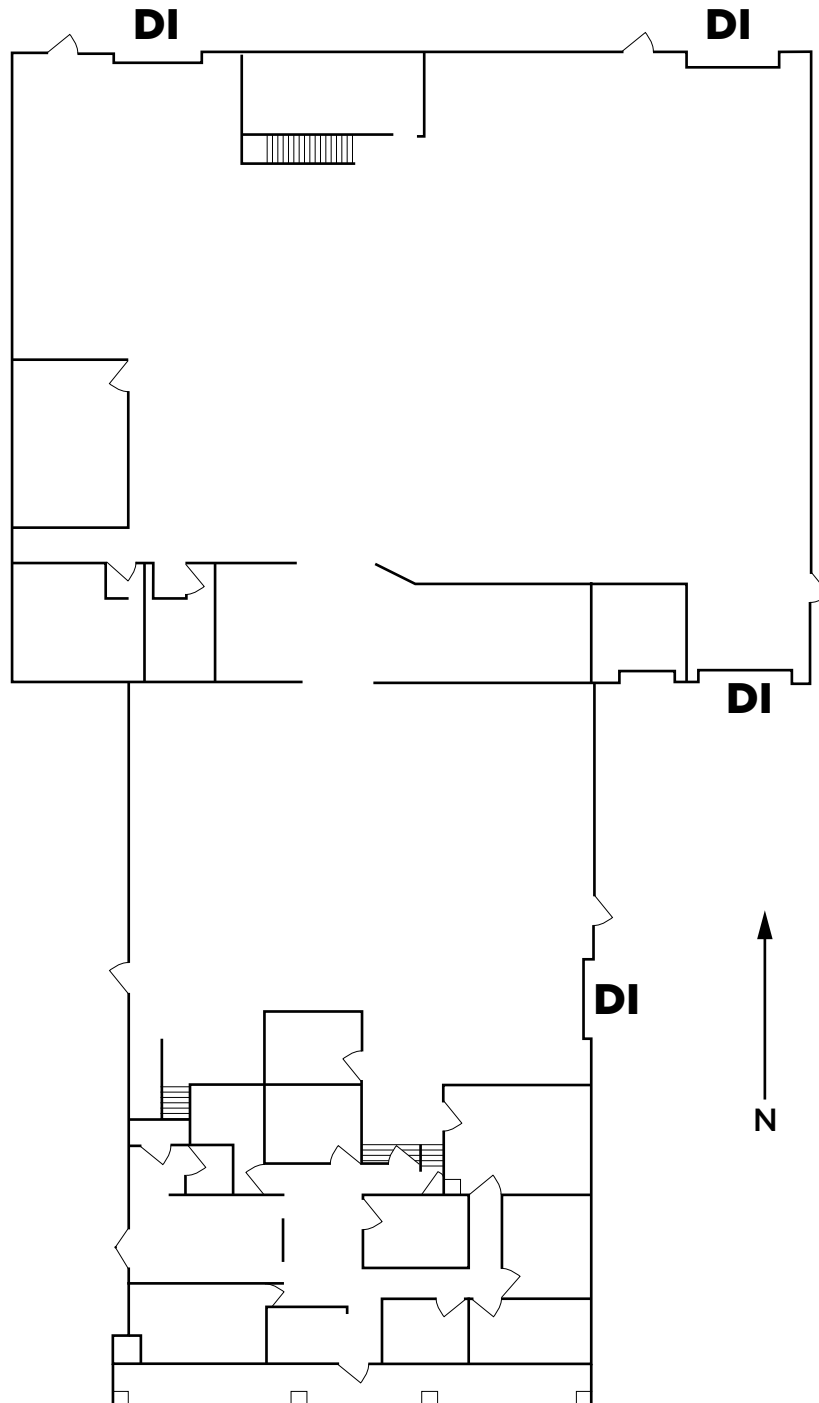
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FLOOR PLAN



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GROUND PHOTOS

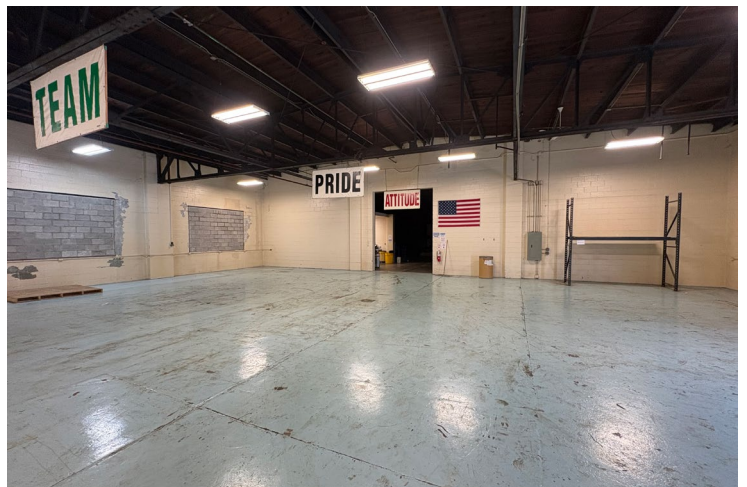


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INTERIOR PHOTOS



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AERIAL PHOTOS



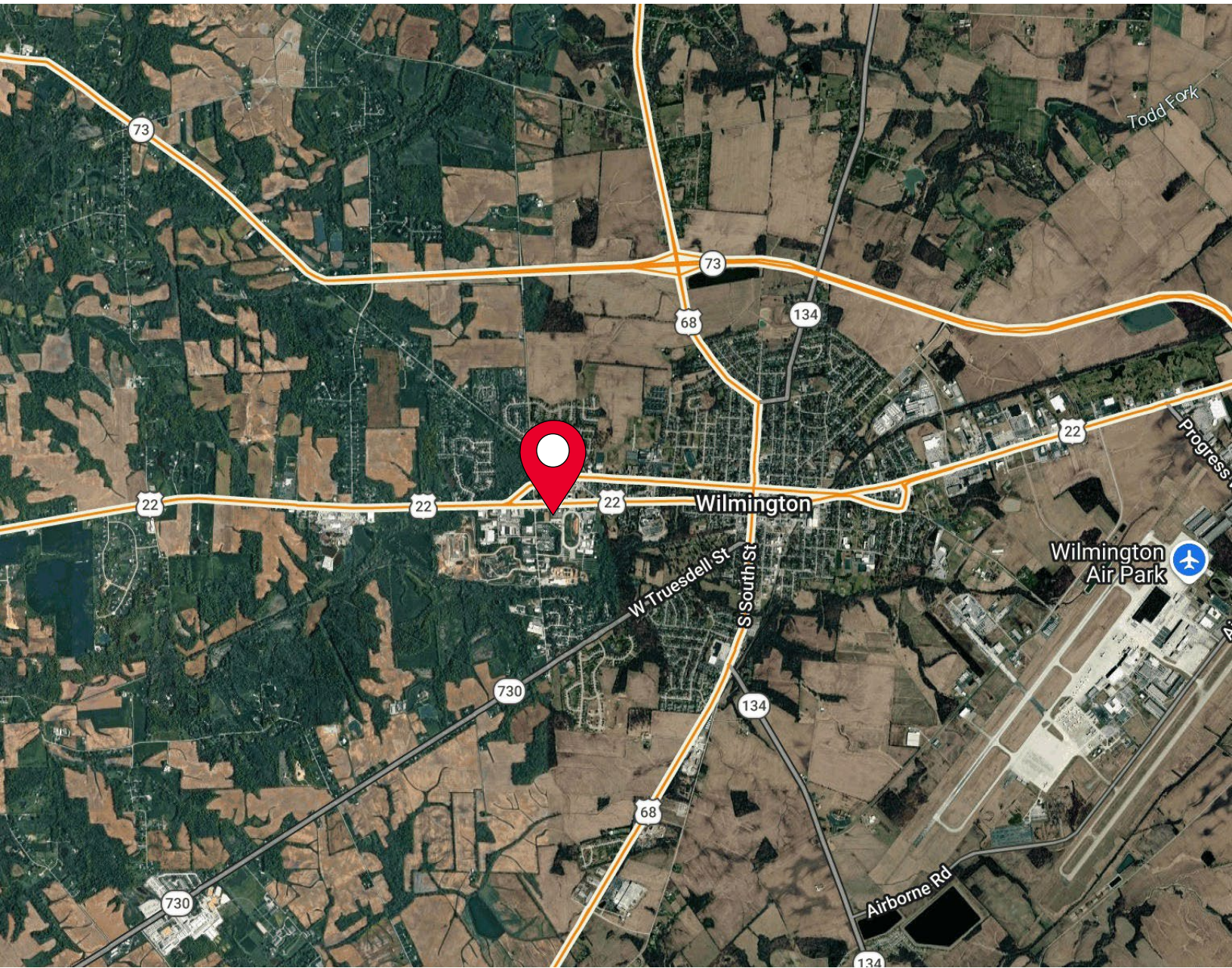
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AERIAL LOCATION



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