



10966 Industrial Parkway  
Bolivar, Ohio 44612



SALE PRICE	\$2,500,000.00
TOTAL SQ FT	57,269
ACRES	8.19
PARCELS	3403940008
YEAR BUILT	1989/2018
OH DOORS / DOCKS	2 / 8
POWER	3P/480v

### Property Features

- Approximately 53,849/SF manufacturing/warehouse and 3,420/SF of office space on 8.4 acres.
- Heavy power, airlines, and plenty of room for expansion.
- Land is within 1.5 miles of I-77 located between the Villages of Bolivar and Zoar, 15 min from Canton, Dover, New Philadelphia, 75 min from Cleveland, 2 hours from Columbus and 90 minutes from Pittsburgh.
- Currently leased NNN to Nilodor through April 1, 2027 with 1 year option remaining.

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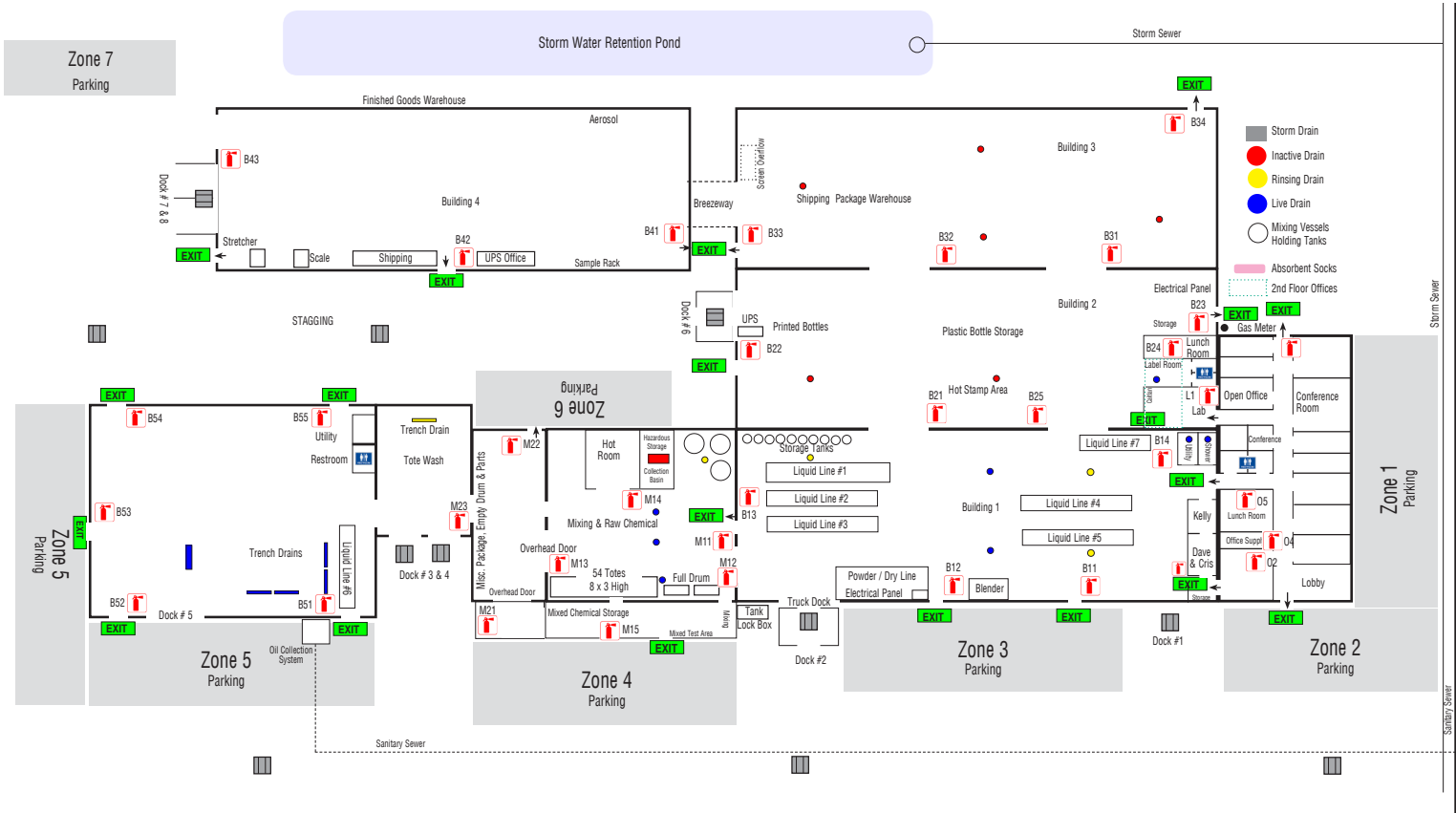
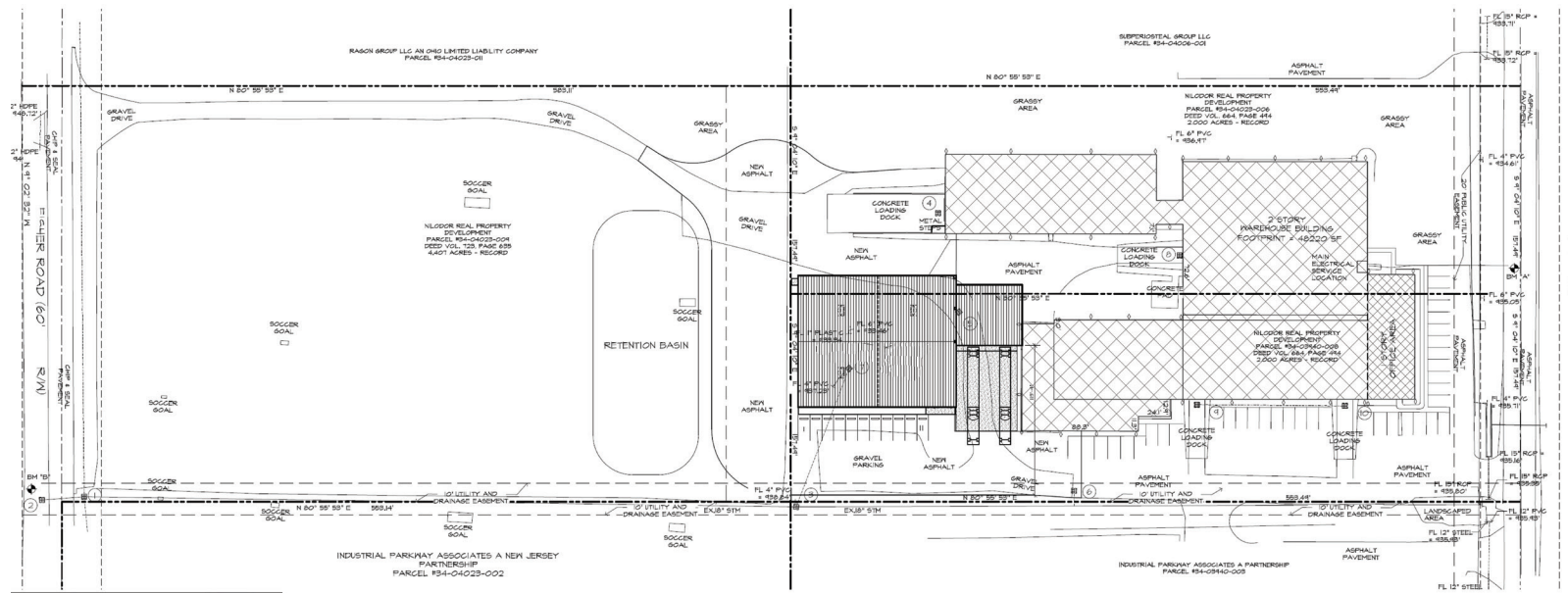
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