



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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*The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.*

# 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

### 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

### BUILDING DATA

Construction Date	2003
Construction Type	Pre-engineered Metal
Stories	Two
Condition	Good
Ceiling Height	24 ft
Fire Suppression	Full Sprinkler System (Wet)
HVAC	Throughout Building
Power	480V
Lighting	LED (Motion Activated)

### 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

### LOADING FACILITIES

Overhead Doors	Two - (14'x 14') & (12' x12')
Loading Dock	One - (9'x 10') with automatic leveler



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# FLOOR PLAN

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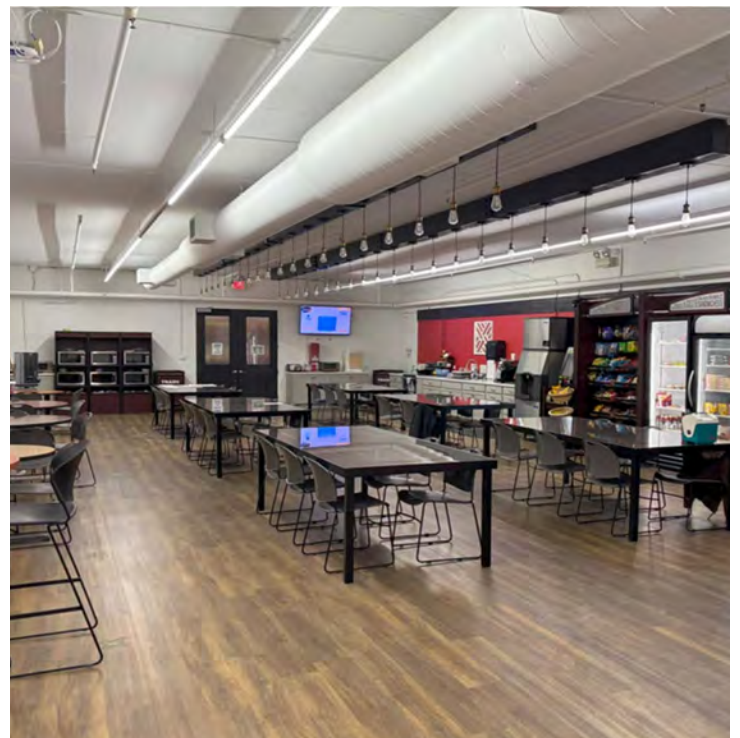
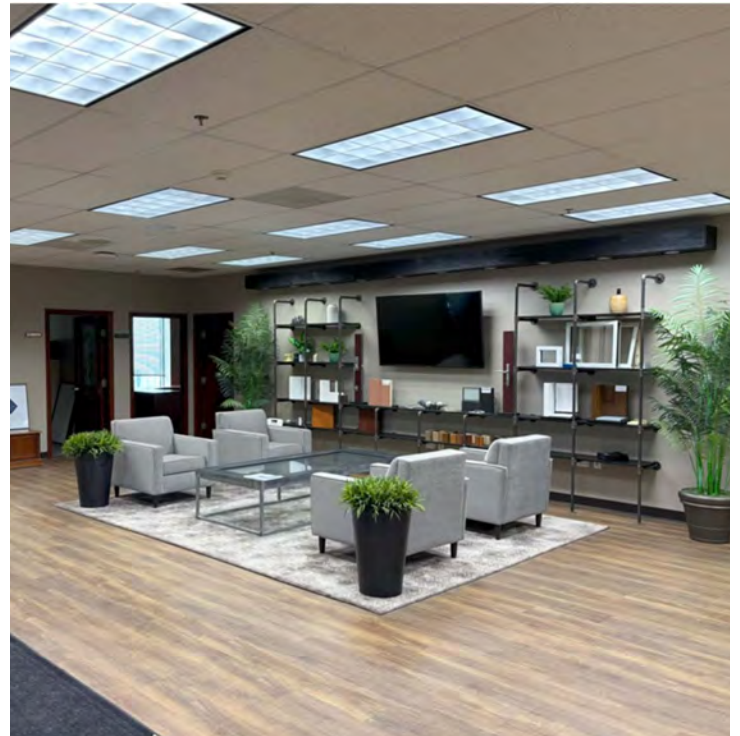
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# ADDITIONAL PHOTOS

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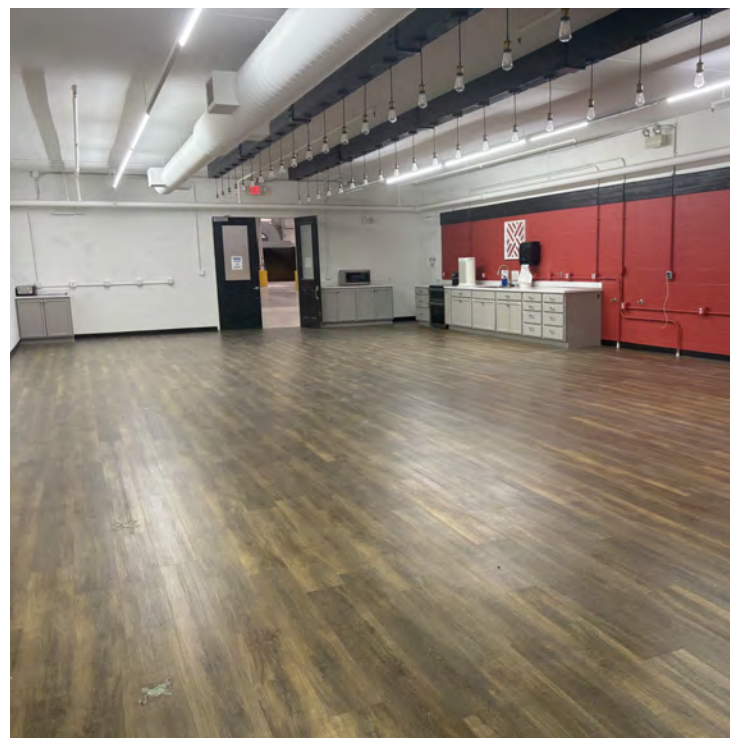
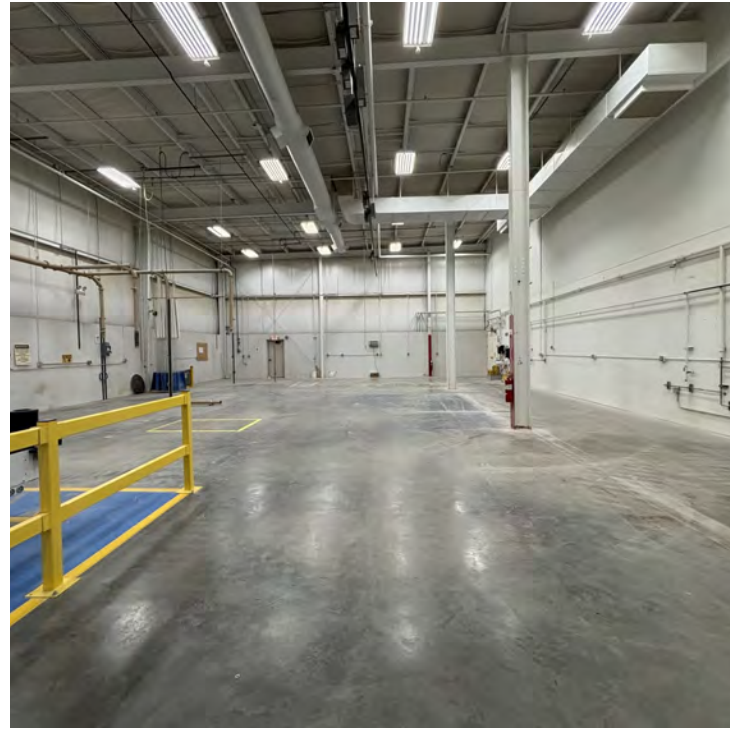
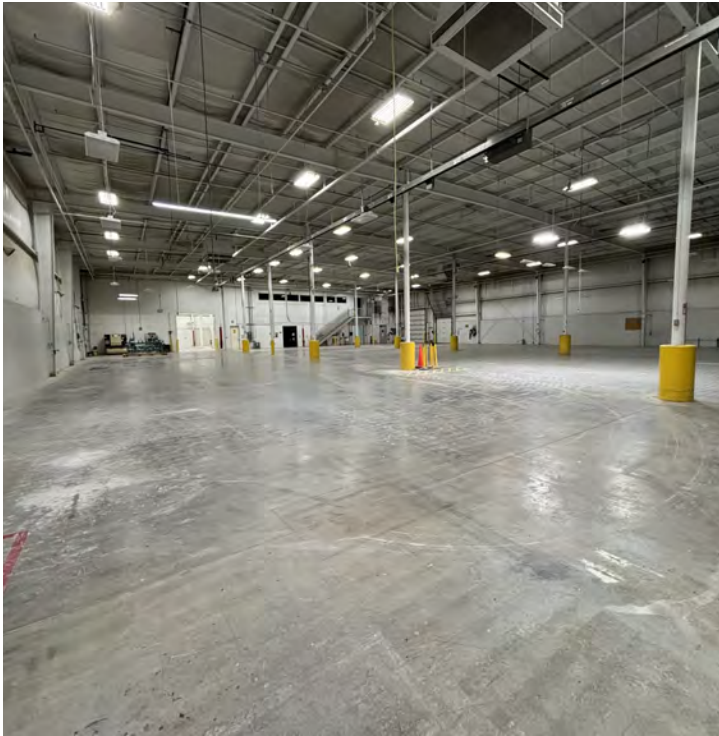
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# SITE AERIAL

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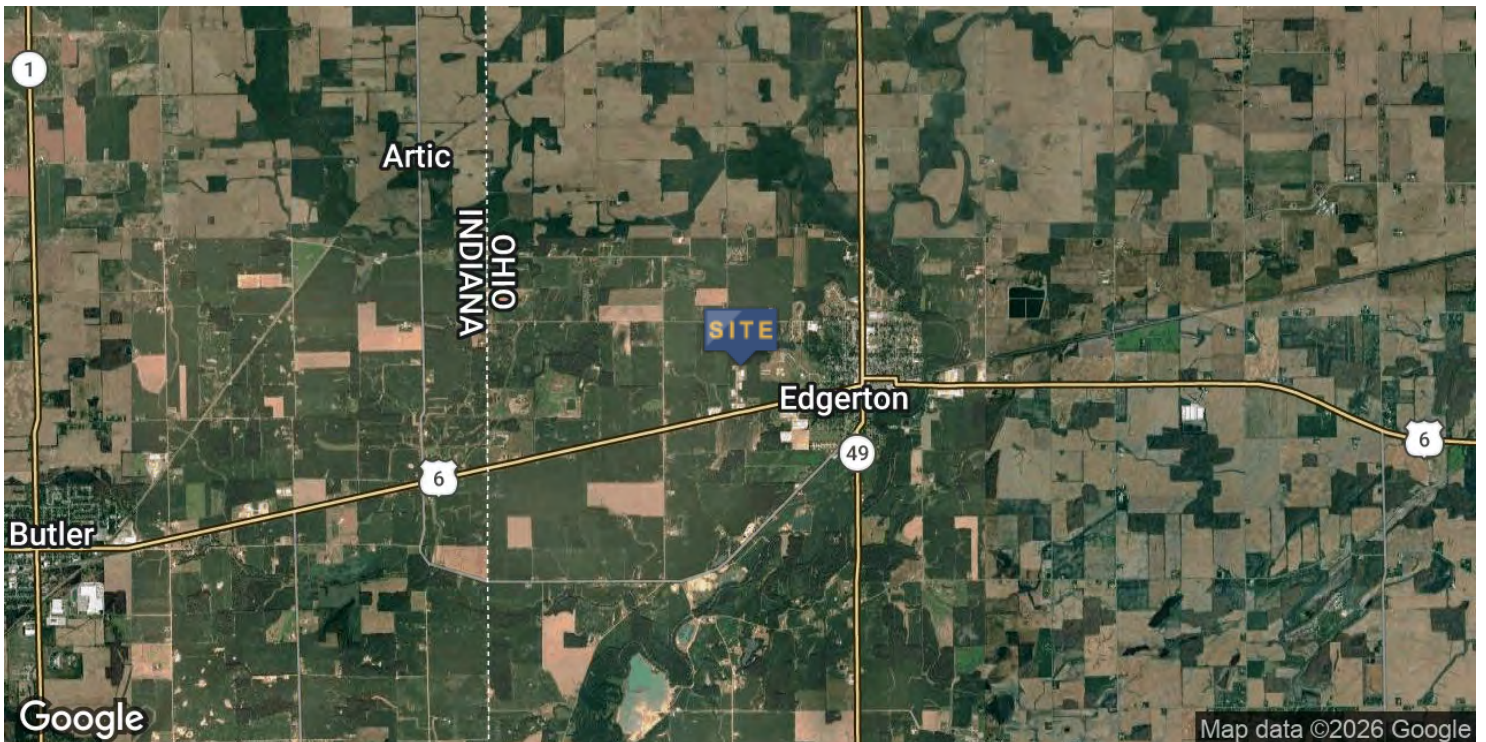
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# LOCATION MAP

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