



AVAILABLE FOR SALE & LEASE | INDUSTRIAL

**400 WEST WALL STREET | PAULDING, OH 45879**

**105,000 SF INDUSTRIAL BUILDING**

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors



400 WEST WALL STREET

## Offering Summary

Sale Price:  
**\$3,900,000**

Lease Rate:  
**\$3.95 SF/yr (NNN)**

Available SF:  
**105,000 SF**

Building Size:  
**105,000 SF**

Lot Size:  
**17.2 Acres**

Lease Term:  
**Negotiable**

Price / SF:  
**\$37.14**

### Property Overview

- Quality 105,000 SF Industrial building on 17 Acres
- 70,000 SF main warehouse with additional 20,000, 10,000 and 4,000 SF bays
- 480V 3 Phase Power
- Fire Suppression

Contact us for additional information!  
**[rkgcommercial.com](http://rkgcommercial.com)**



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Lease Rate	<b>\$3.95 SF/YR</b>
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**LOCATION INFORMATION**

Street Address	400 West Wall Street
City, State, Zip	Paulding, OH 45879
County	Paulding
Cross-Streets	Dix and Wall Street
Nearest Highway	US-127

**BUILDING INFORMATION**

Tenancy	Single
Number of Grade Level Doors	2
Number of Dock High Doors	4
Ceiling Height	24 ft
Office Space	3,000 SF
Number of Floors	1
Column Space	48 ft x 25ft
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Exterior Walls	Steel
Lighting	LED

**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	Industrial
APN #	27-12S-012-00, 27-12S-014-01, 30-26S-005-00, 30-26S-005-01, 30-26S-011-00, 30-26S-012-00, 30-26S-013-00, 30-26S-028-00, 30-26S-029-00, 30-26S-030-00
Rail Access	No

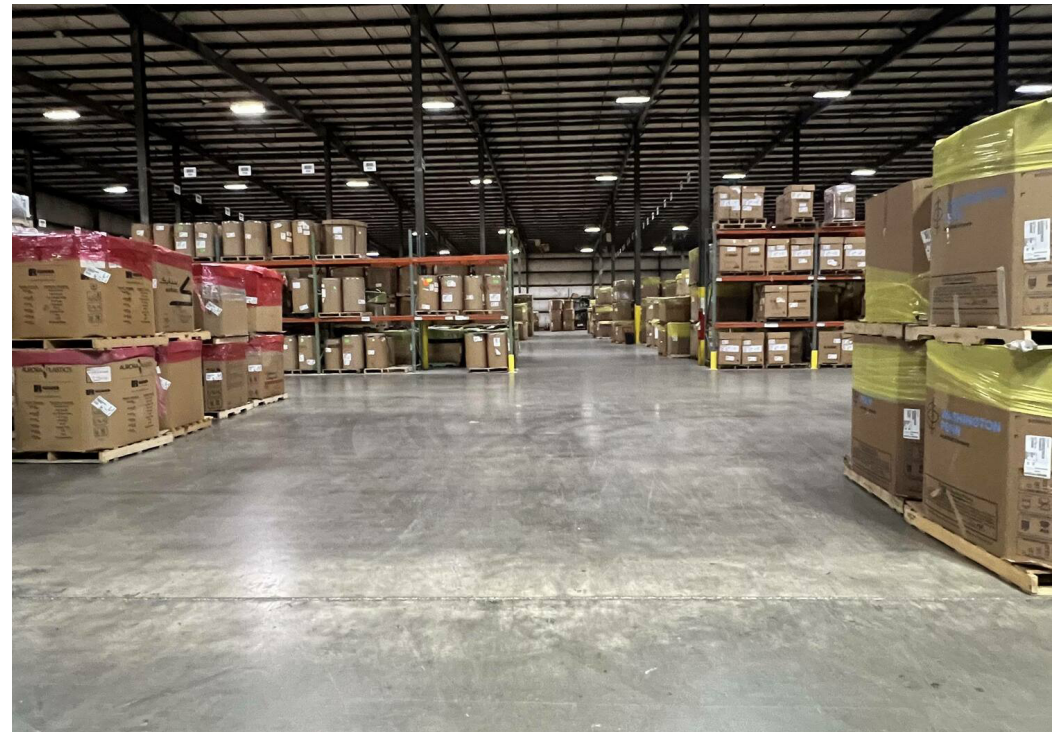
**PARKING & TRANSPORTATION**

**UTILITIES & AMENITIES**

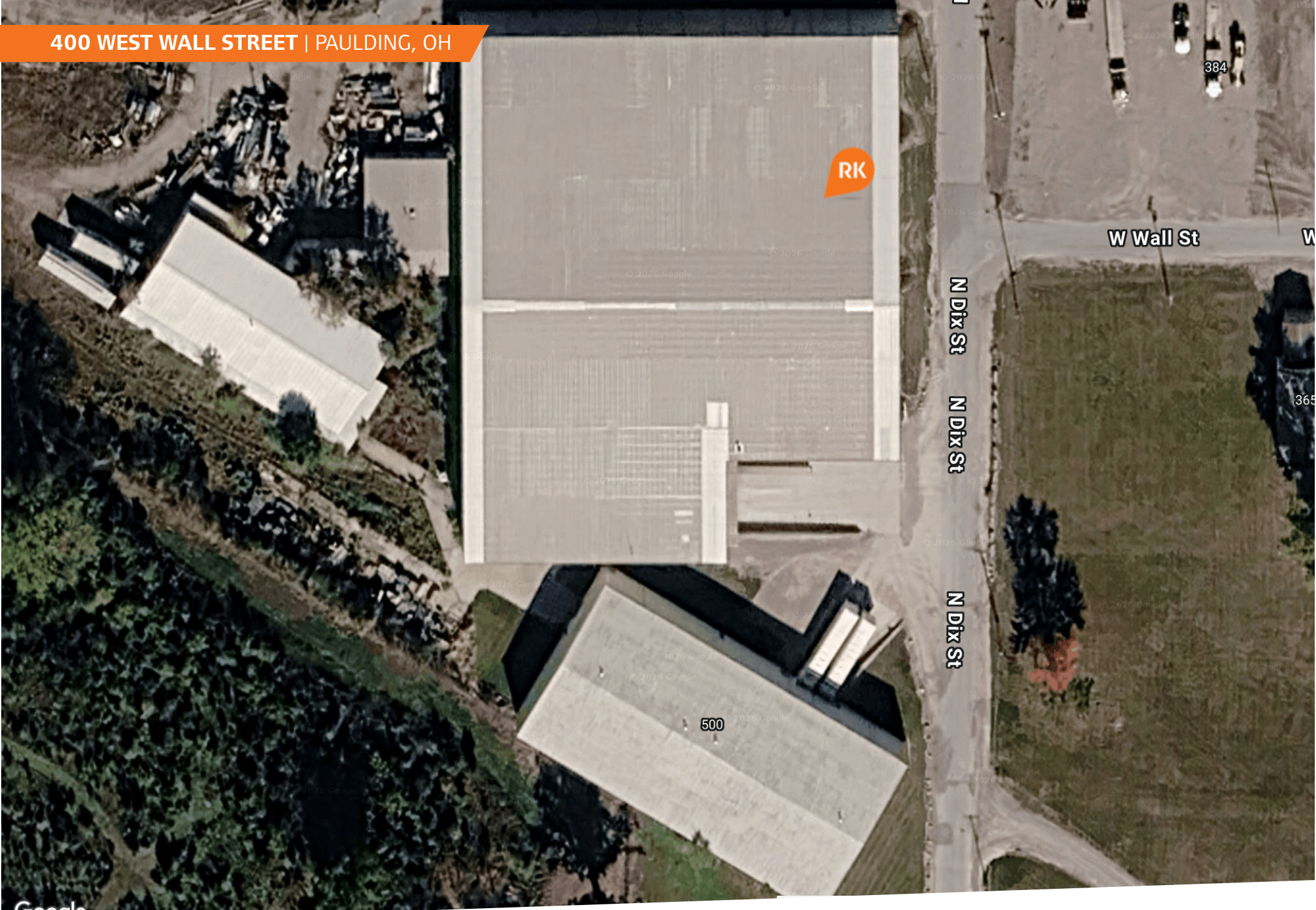
Freight Elevator	No
HVAC	Climate Controlled
Restrooms	Yes
Fire Suppression Description	Yes

**TAXES & VALUATION**

Annual Real Estate Taxes	\$20,602.54
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W Wall St

N Dix St

N Dix St

N Dix St

500

384

365

Google

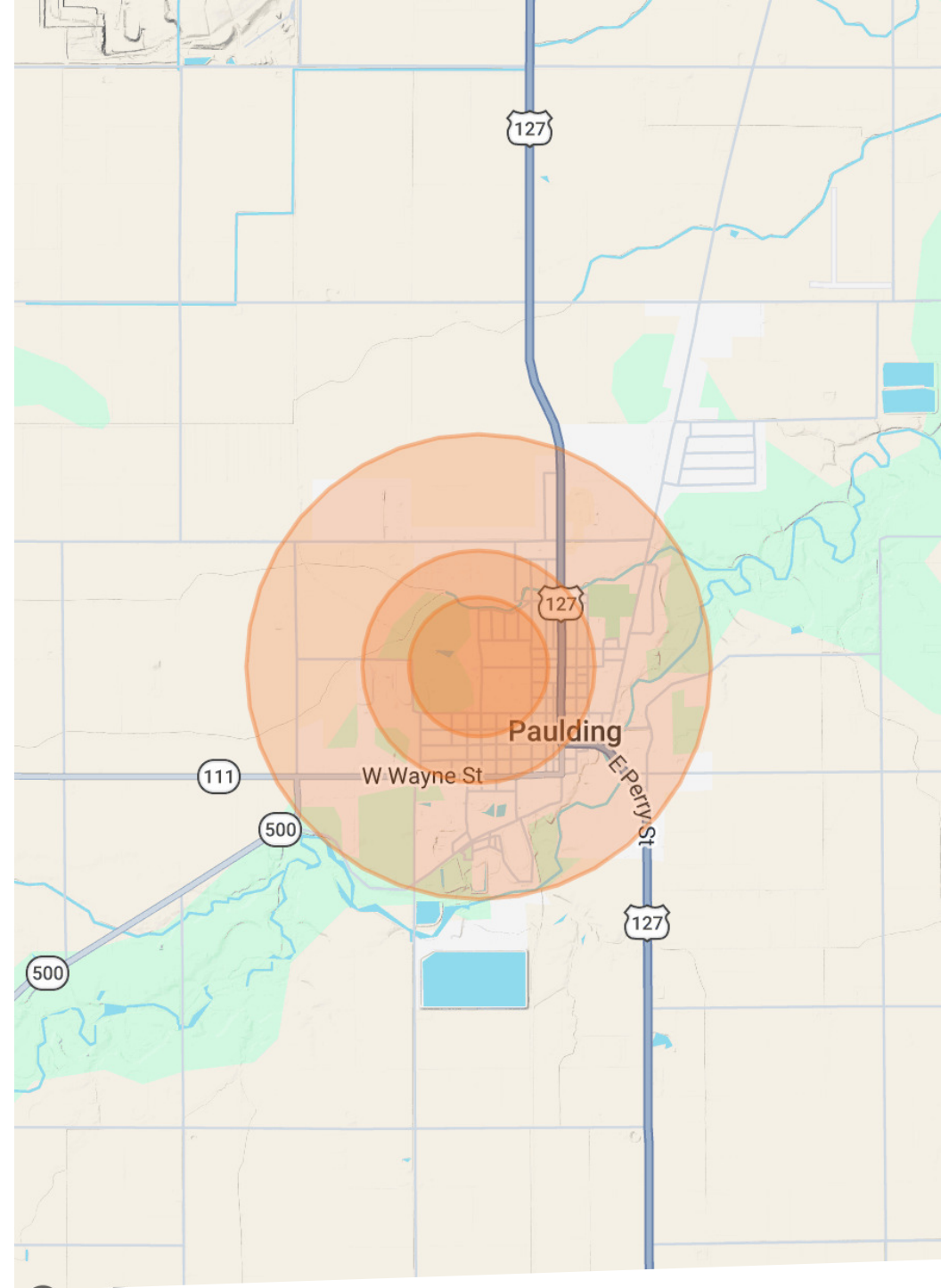
## 400 WEST WALL STREET | PAULDING, OH

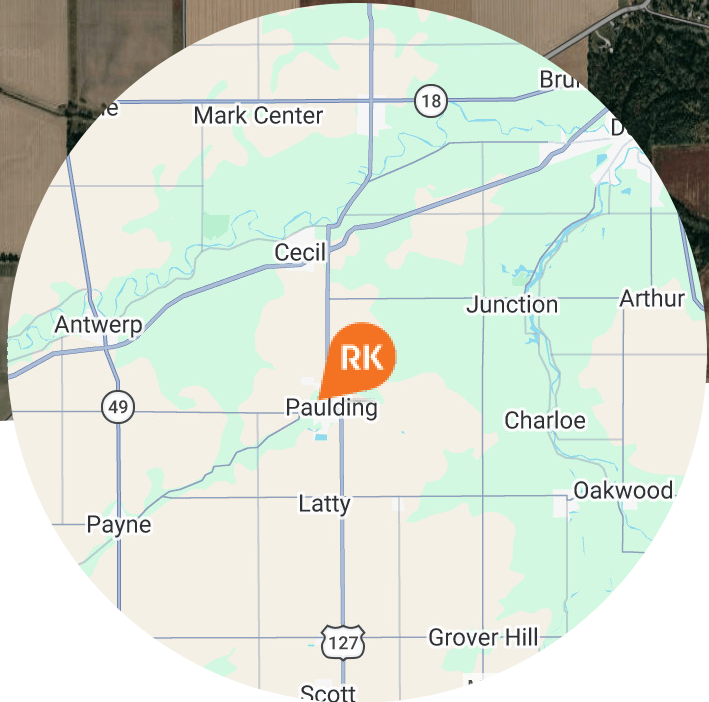
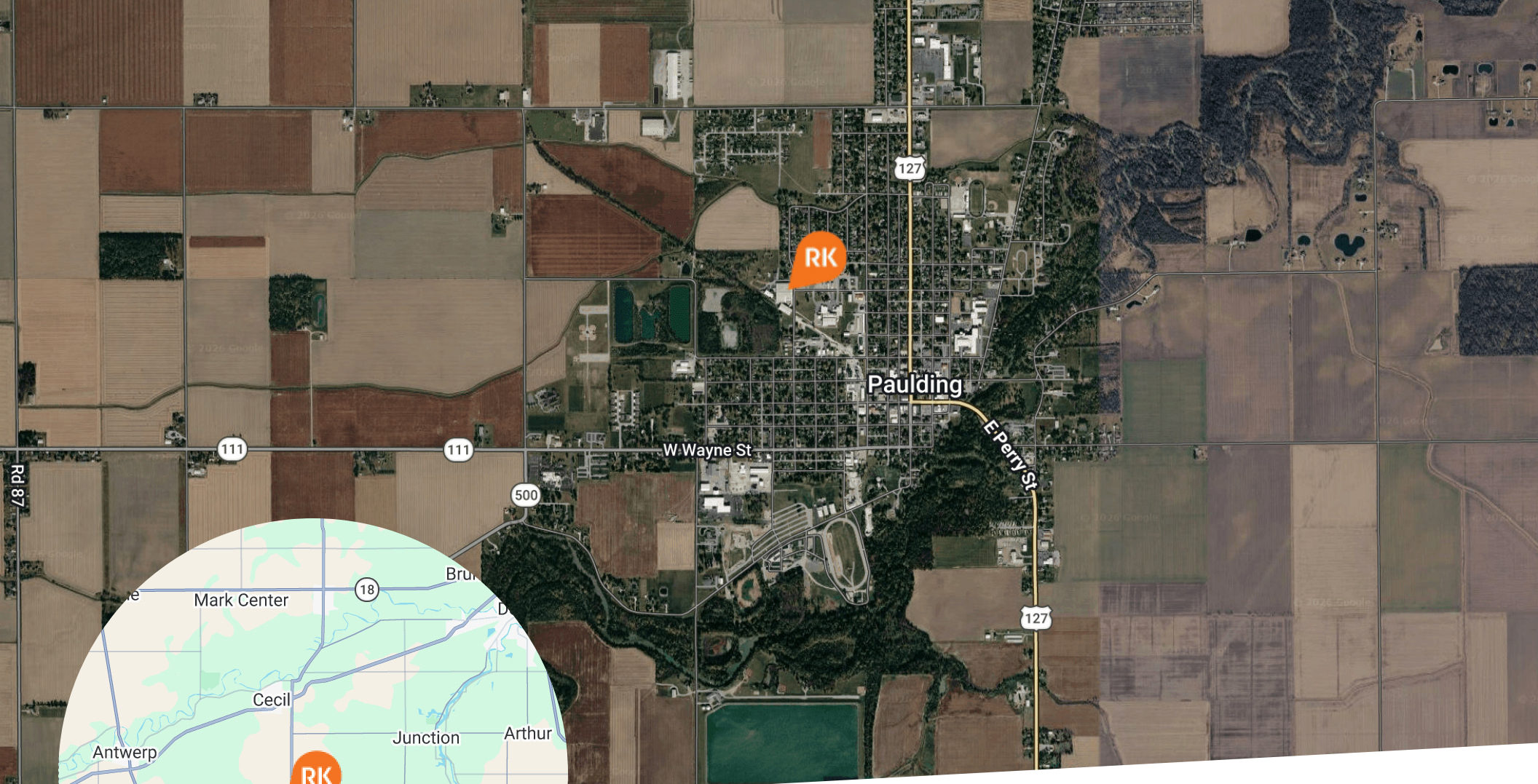
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	215	1,608	2,944
Average Age	44	41	41
Average Age (Male)	41	40	40
Average Age (Female)	46	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	676	1,246
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,530	\$71,441	\$71,089
Average House Value	\$153,075	\$212,793	\$187,880

*Demographics data derived from AlphaMap*





400 WEST WALL STREET

## Location Benefits

- Business friendly Paulding, Ohio



# Reichle | Klein Group

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RK



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Senior Vice President***



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OUR PURPOSE

**To make real estate work for  
our clients and customers**

OUR VALUES

**Trust.**

**Service with a Warrior Spirit.**

**All in.**

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