



PROPERTY HIGHLIGHTS

- Lease Rate: Triple Net (NNN) lease with an initial base rent starting at just \$1/SF with gradual annual increases, capped at \$5/SF over a 6-year term.
- Large industrial manufacturing and warehouse building
- Former Huhtamaki facility
- High clear heights suitable for manufacturing and storage
- Multiple loading docks for efficient shipping and receiving
- Dedicated office space included
- Heavy-duty utilities to support industrial operations
- Flexible layout adaptable to various uses
- Warehouse capable of meeting SQF standards

Available for Lease
49 2nd St, New Vienna OH



LOCATION ADVANTAGES

- Strategically located in New Vienna, OH
- Convenient access to major transportation routes
- Ideal for logistics, distribution, and manufacturing users
- Efficient regional connectivity for freight and workforce access



937-444-SELL



IDEAL FOR

- Manufacturing operations
- Warehousing and distribution
- Logistics and supply chain users
- Industrial owner-users or expanding operations