

FOR SALE OR LEASE

13917 N Vision Dr
Kenton, OH 43326
Warehouse/Crane Facility
45,850 SF



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FOR SALE OR LEASE

WAREHOUSE/CRANE FACILITY

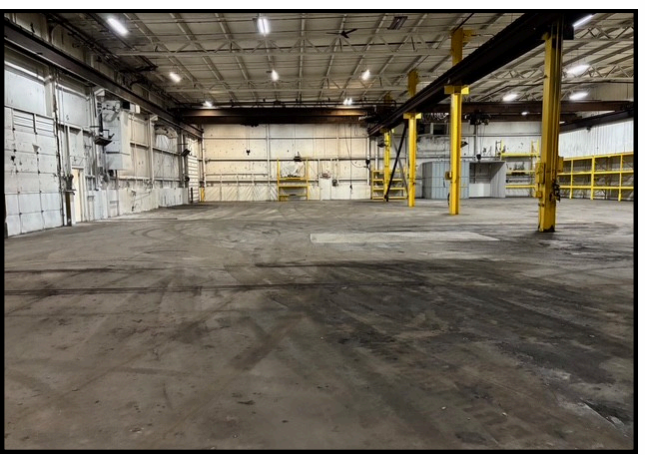
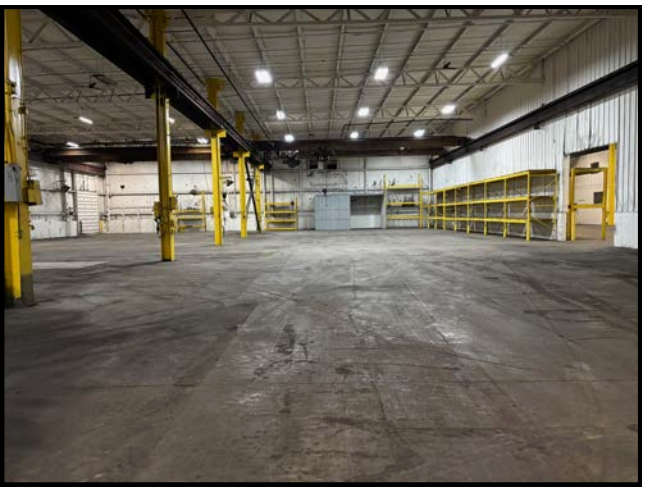
Kenton, OH - 45,850 SF

Lease Rate: \$3.50 NNN SF/YR

Sale Price: \$1,757,500



Building Specifications



Warehouse SF	45,050 SF
Office SF	800 SF
Acreage	12.4 AC
Cranes	3-5 Ton Cranes
Clear Height	24'
Year Built	1997 & 1998
Building Additions	2007 & 2017
Zoning	General Industrial
Power	480 Volts; 1200 Amp; III Phase
Concrete Floor	6"
Drive-Ins	12' x 16', 12' x 12', & Two; 12' x 12'
Parking Type	Asphalt
Heating	Air Make Up, Forced Air Gas, Infrared
Sprinkler System	None
Parcel #'s	041000490000 & 041000510000



About Kenton

- Strategic location in north-central Ohio with access to major markets including Columbus, Toledo, Dayton, and Fort Wayne.
- Located along U.S. Route 68 with convenient connections to U.S. Route 30, U.S. Route 23, and Interstate 75.
- County seat of Hardin County, serving as the area's governmental and economic hub.

Demographics

Population

Kenton	7,857
Hardin County	30,402

Income

Average HH Income	\$61,235
Median HH Income	\$56,033

Kenton, OH Location



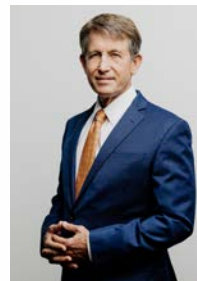
KENTON, OHIO
 Location & Surrounding Cities

Population (Kenton)	7,857
Population (Hardin County)	30,402
Median HH Income (Kenton)	\$56,033
Average HH Income (Kenton)	\$61,235

Source: U.S. Census Bureau 2023-2024 Estimates

DISTANCE FROM KENTON	
Marion	20 miles SE
Mansfield	25 miles E
Bucyrus	25 miles NE
Lima	28 miles W
Findlay	28 miles N
Bellefontaine	30 miles SW
Delaware	40 miles S
Toledo	60 miles N
Columbus	70 miles SE
Dayton	90 miles SW
Cleveland	115 miles NE
Cincinnati	160 miles S

Strategically located in north-central Ohio with access to major markets.



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