



Melissa Palmer
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4085 Herner County Line Road, Southington, Ohio 44470

Buyer Full

MLS#: **5221665** Prop Type: **Commercial Sale** List Price: **\$625,000**
 Status: **Active** Sub Type: **Mixed Use** DOM/CDOM: **0/0**
 Recent: **06/25/2026 : New Listing**



List Dt Rec: **06/25/2026** List Date: **06/25/2026**
 Lot #: Contg Dt:
 Unit: Pend Dt:
 County: **Trumbull** Off Mkt Dt:
 Close Dt:

Supplements (3)

Parcel ID: **TX 57-087500**
 Twp: **Southington Twp**
 Subdiv: **Township/Southingtonsec 36**
 School Dist: **Southington LSD - 7819**
 Yr Built: **1860/Assessor**
 SqFt Total: **12,191** \$/SqFt: **\$51.27**
 Map:

Directions: **State Route 422 West, then right onto Herner County Line Rd. Home is on the right side.**

Legal/Taxes

Taxes: **\$4,981** Tax Year: **2025** Assessment: **Yes** Homestead:
 Legal: **36 4 14A HERNER COUNTY LINE RD** Zoning: **Commercial**
 Annual RE Tax:

General Information

Approx Fin SqFt: **12,191/Owner**
 Industrial SqFt: Traffic Ct/Day: # DriveIn Doors: **7**
 Office SqFt: Lot Size (acre): **14.00** DriveIn Door Max Hgt: **12**
 Residential SqFt: **1,805** Lot Size Source: **Auditors Website** Drive In Door Min Hgt: **7**
 Warehouse SqFt: **10,386** Lot Size Front: # Dock Doors:
 SqFt Max: **12,191** Stories Abv Gd:
 Location: **Rural**
 # Parking: Cost: **Other** Ceiling Height:
 Cost/Month: Cost/SqFt: Cost/Other: Ceiling Max Hgt: **13**

Features

Basement: **Yes, Full, Walk-Up Access**
 Bldg Feat: **Basement, Bathrooms, Lake, Overhead Doors, Security System, Storage**
 Fence: Roof: **Shingle**
 Heating: **Forced Air, Gas, Oil, Wood** Cooling: **Central Air**
 Water: **Well** Sewer: **Septic**
 Parking: **Concrete, Detached Garage, Driveway, Electric, Garage Door Opener, Gated, Heated Garage, Oversized, Paved, RV Access/Parking, Water Available, Workshop in Garage**
 Prop Cond: **Actual YBT, Updated/Remodeled**
 Addl SubType: **Acreage, Recreational, Warehouse**
 Location: **Rural**
 Current Use: **Mixed Use, Recreational, Residential, Retail, Warehouse**
 Remarks:

An incredible opportunity awaits on 14 highly visible acres with immediate highway access, making deliveries, customer access, and business operations effortless. Positioned along a heavily traveled highway, the commercial portion of the property offers outstanding exposure with endless signage and branding opportunities to maximize your business presence. A stunning 2.5-acre lake enhances the professional setting while existing roadside signage is already in place. A paved and gated drive for St Rt 422 leads to a spacious parking area at the impressive showroom entrance, while a secondary drive from Herner County Line Rd provides convenient access to the rear loading and storage areas, creating an efficient layout for deliveries, inventory, and daily operations. Over 10,000 sq ft of commercial outbuildings are designed with versatility in mind. A large 32x36 garage features three oversized bays with extended-height overhead doors (12x10) to accommodate commercial vehicles, equipment, RVs, or fleet storage. An additional attached bay offers flexible workspace and includes its own convenient half bath, creating an ideal setup for a work area or wash bay. The rear of the building opens into a massive 40x100 warehouse-style storage area complete with tall racking, pass-through garage access, and abundant room for inventory, parts, manufacturing, or distribution. The two-story office and showroom building provides an ideal customer-facing environment, featuring a welcoming reception area, private offices, a guest lounge, and an expansive showroom highlighted by soaring ceilings, oversized windows, and exceptional display space. Upstairs, executive office space overlooks the operation below, creating the perfect headquarters for a growing business. Completing this rare offering is an additional residence, creating the opportunity for an owner-occupied business, employee housing, rental income, or a completely separate business venture, all on one remarkable property!

Listing/Contract Info

Possession: **Negotiable (Possession)**

List Terms:

Concessions: **Yes - Contact Agent**

Special Listing Conditions: **Resident Owned**

Close Date:

Close Price:

Closed By:

Seller Pd Closing Costs:

Presented By: **Melissa A. Palmer**
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Information is Believed To Be Accurate But Not Guaranteed Date Printed: 06/25/2026 03:45 PM
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