



Move-in Ready –Industrial / Flex Building Opportunity

Ideal for Owner-User or Small Manufacturing Operation
Functional Warehouse & Shop Space, Flexible Layout for
Industrial, Fabrication, Storage, or Service Use, Heavy Power /
Manufacturing Potential

- 9,048 sq ft former Case-Maul Manufacturing Company
- Built in 1963 on 0.50 acres with an additional 6,000 sf paved parking lot across the street from the building
- 220 Amp / 2410 Volt / 3-Phase power
- 12'-14' ceiling height in warehouse
- Three (3) Overhead Drive-In Garage Bays
- One (1) Loading Dock

Location Advantages

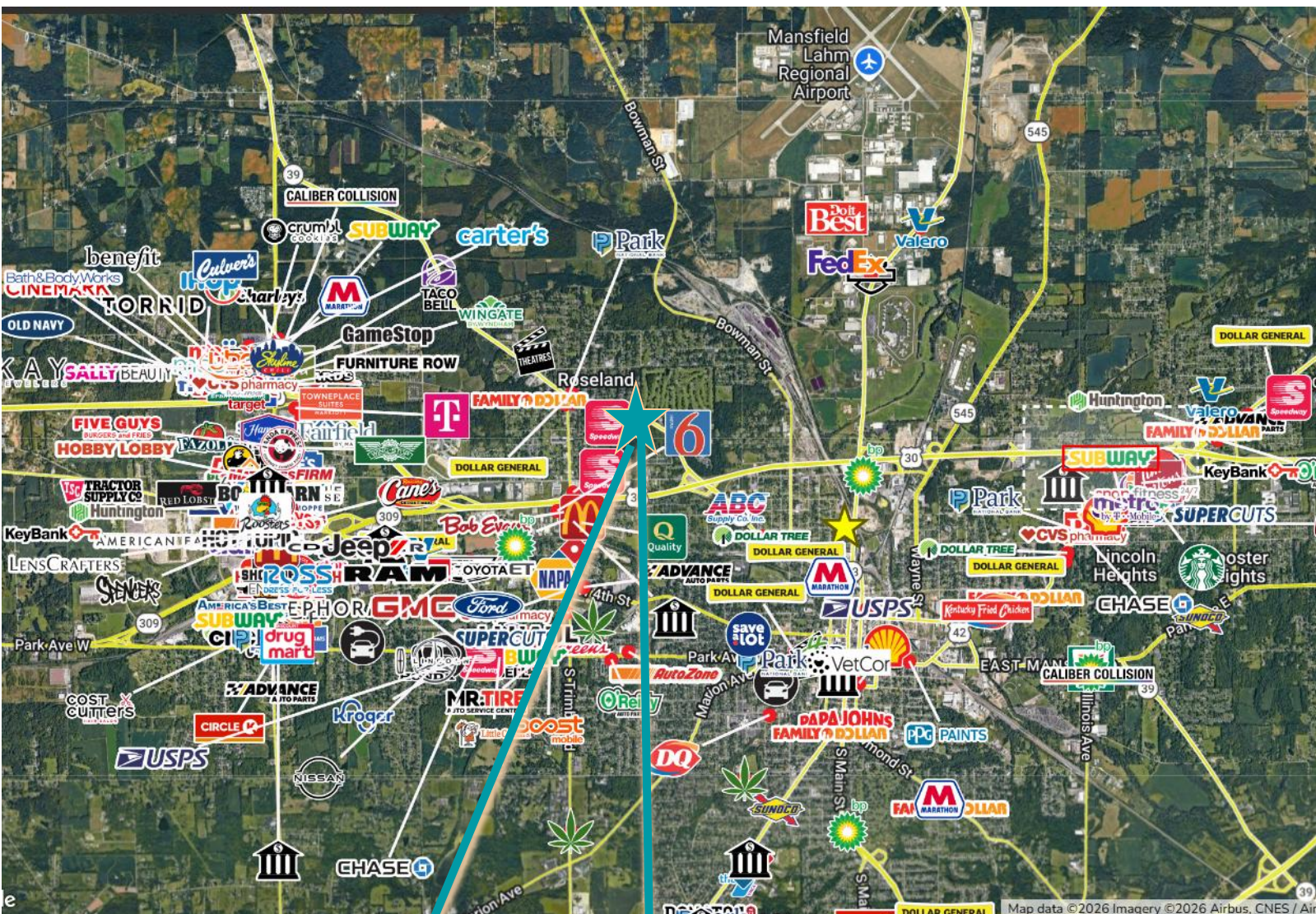
- Convenient Access to US-30 and SR-13
- Central Ohio Location Between Cleveland & Columbus
- Minutes from Downtown Mansfield
- Established Industrial Area with Nearby Manufacturing Uses
- Easy Truck Access & Regional Connectivity
- Located in Mansfield within Richland County
- Nearby industrial users include Ohio Valley Manufacturing Inc. and Edge Plastics
- **FOR LEASE: \$2,395 per month + utilities - (Landlord covers property taxes and insurance)**



For More Information, Please Contact:

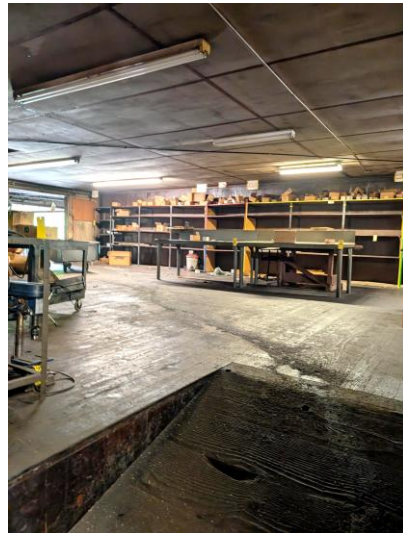
Tracey Herron
Sr. V.P. of Commercial Leasing & Sales
Mobile: 937.216.4636
therron@equity.net

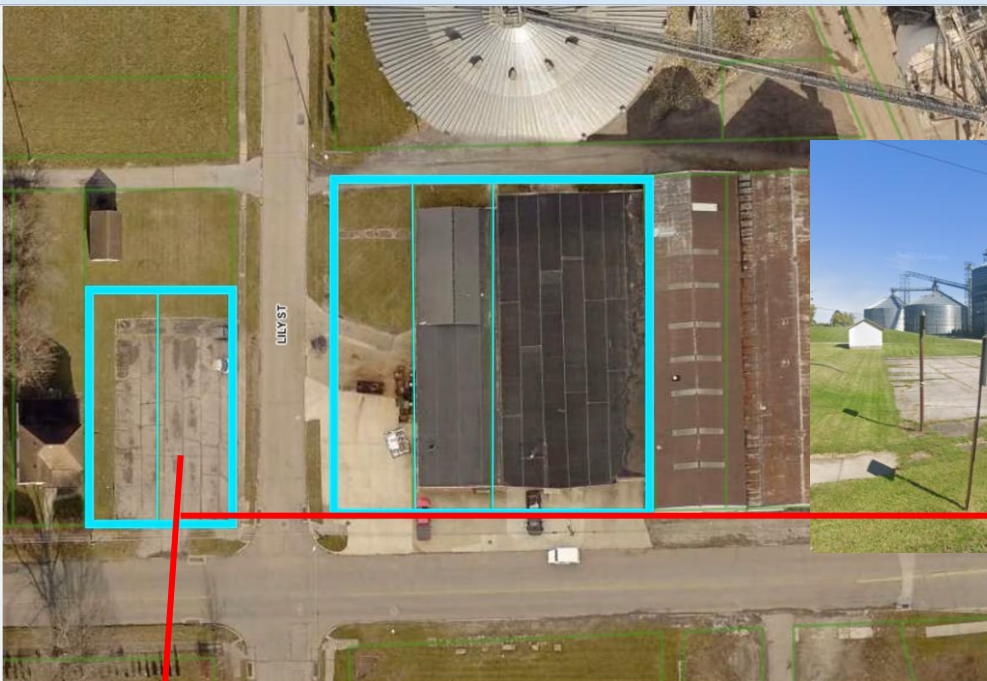
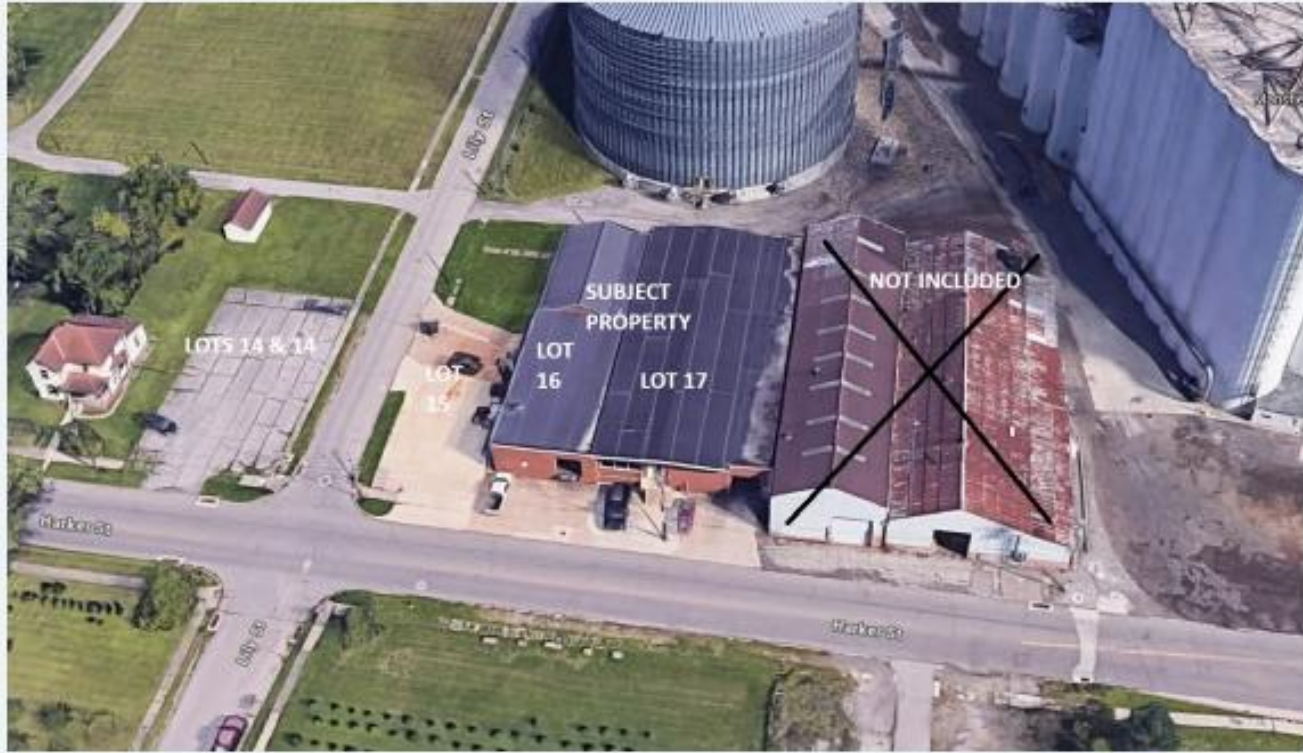
Jacob Thomas | Brokerage Advisor
Mobile: 614.551.7050
jthomas@equity.net



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner







Additional Parking Lot



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,676	47,602	72,037
Average HH Income	\$50,401	\$62,417	\$72,279
Daytime Employee Population	8,435	52,655	77,762