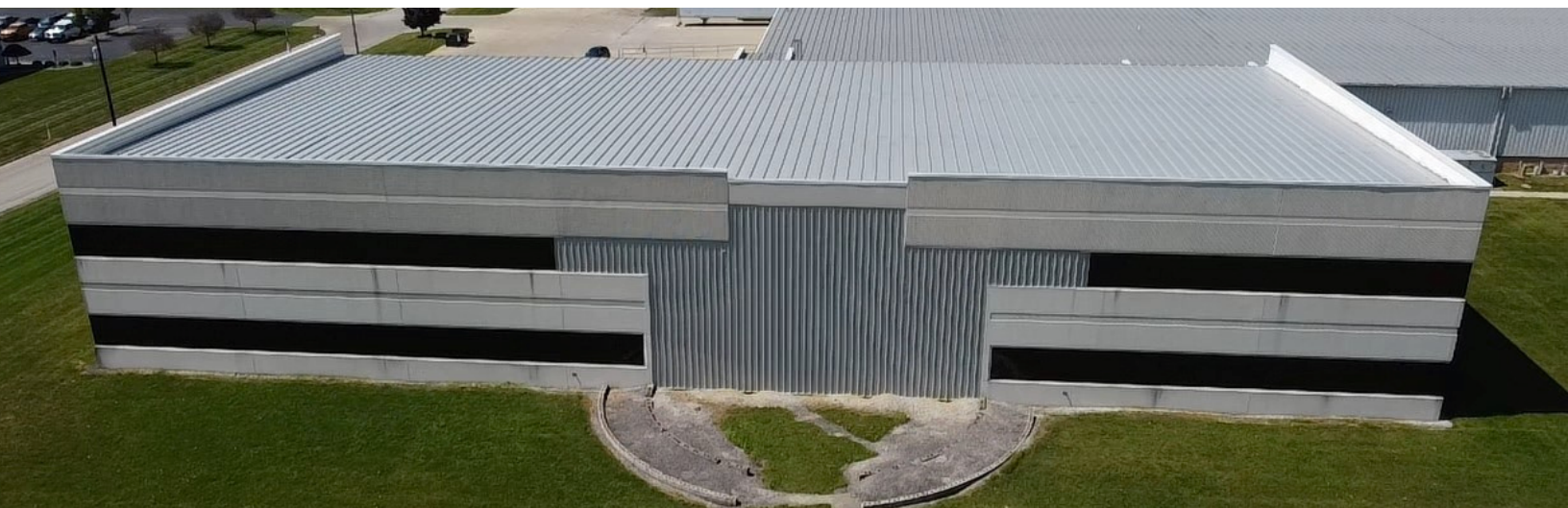




FOR SALE OR LEASE

1300 Freese Works Pl
Galion, OH 44833
Office Facility
40,000 SF



P: 937.492.4423

E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR SALE OR LEASE

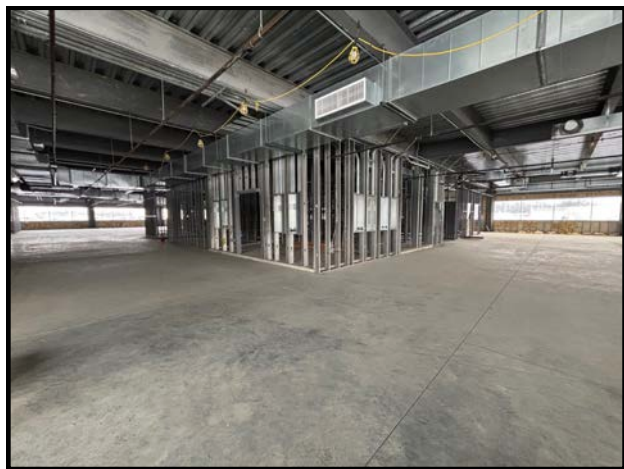


OFFICE FACILITY

Galion, OH - 40,000 SF

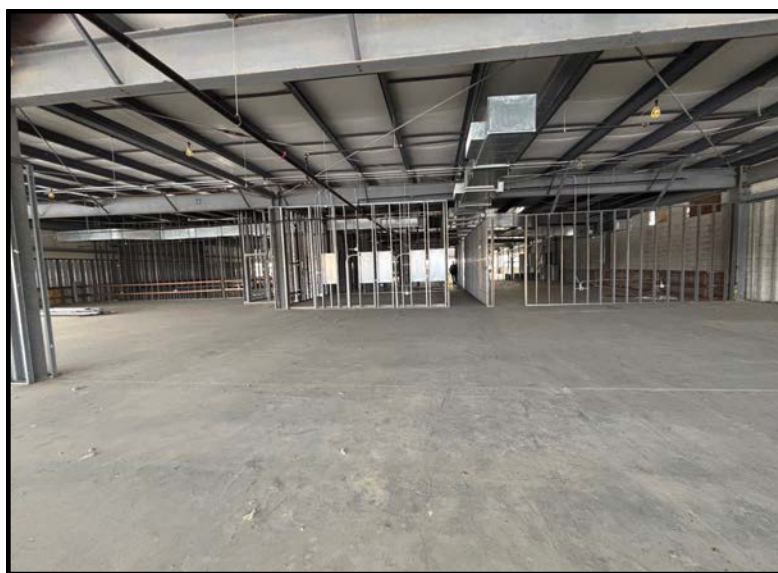
Sale Price: \$1,200,000

Lease Rate: \$8.00 NNN SF/YR



Building Specifications

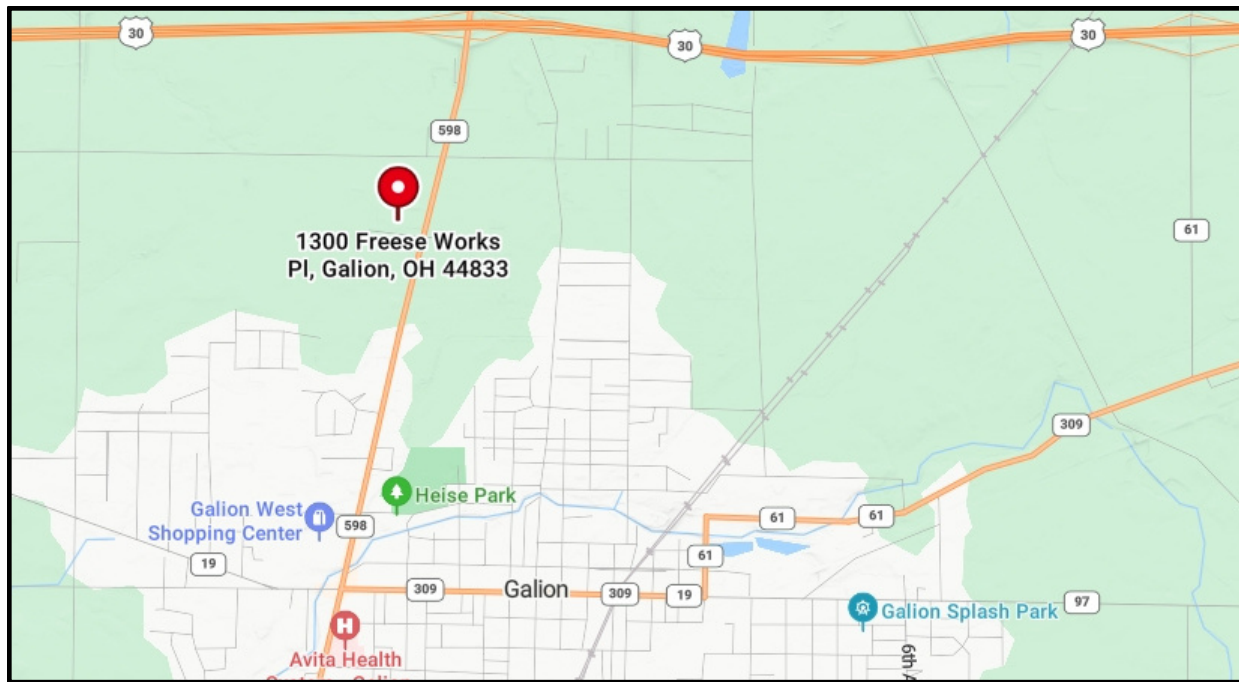
Office SF	40,000 SF
3.2 Acres	Stone Parking Lot
Floors	2
Year Built	1999
US 30	1 Mile
Adaptable Interior	Yes
Flooring	Cement
Zoning	IP; Industrial Park District
Cooling	Central Air
Heating	Gas Heat, Forced Air
Annual Taxes	\$2,716.06



About Galion

- Strategic location between Columbus and Cleveland, providing access to two of Ohio's largest markets.
- Direct access to U.S. Route 30 and several state highways, allowing efficient transportation and distribution throughout the Midwest.
- Strong manufacturing base with more than 80 manufacturing companies employing approximately 2,800 workers throughout Crawford County.

Site Location



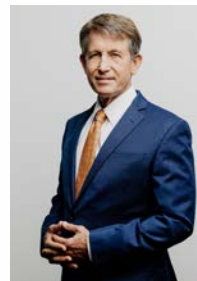
Demographics

Population

Galion	10,270
Crawford County	41,896

Income

Average HH Income	\$70,000
Median HH Income	\$52,176



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com