

AVAILABLE FOR SALE OR LEASE

17 Building, 2-Story 169,278 SF Industrial Campus

246 E. 4th Street | Ashland, Ohio



SALE PRICE: \$3,385,560 (\$20/SF)
LEASE RATE: \$4/SF NNN

HIGHLIGHTS



Building Size
169,278 SF
Available For Lease
120,894 SF



Docks/Garage Doors
8 Plus Garage Doors



Clearance Height
18 FT



Close Proximity
To I-71



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Office Building Highlights

- Built in 1930
- 10,000 SF, 2 floors
- Walls non-bearing
- Original brick
- Connects to manufacturing floor
- Safe included
- New roof in 2022
- Freight elevator



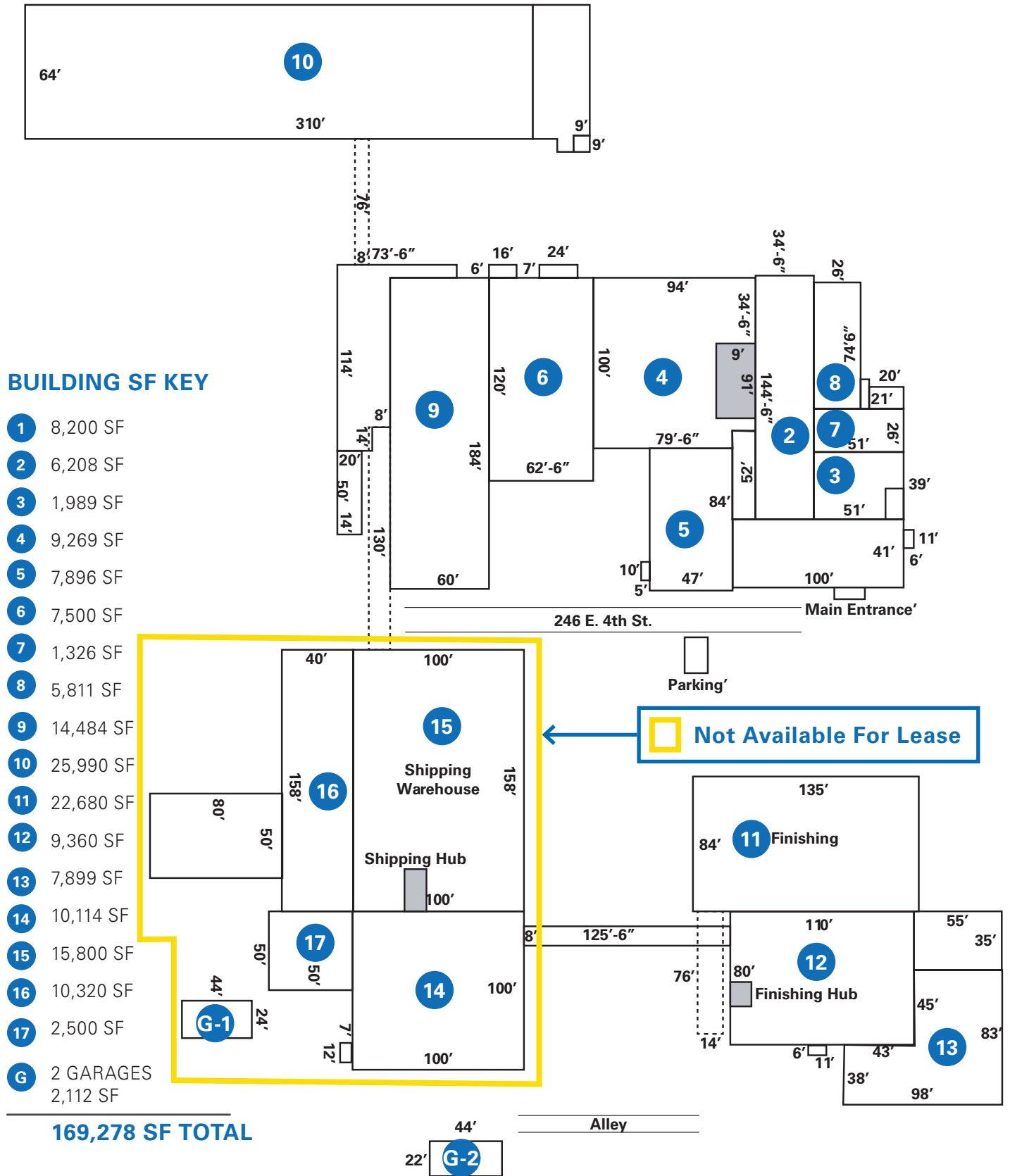
Facility Highlights

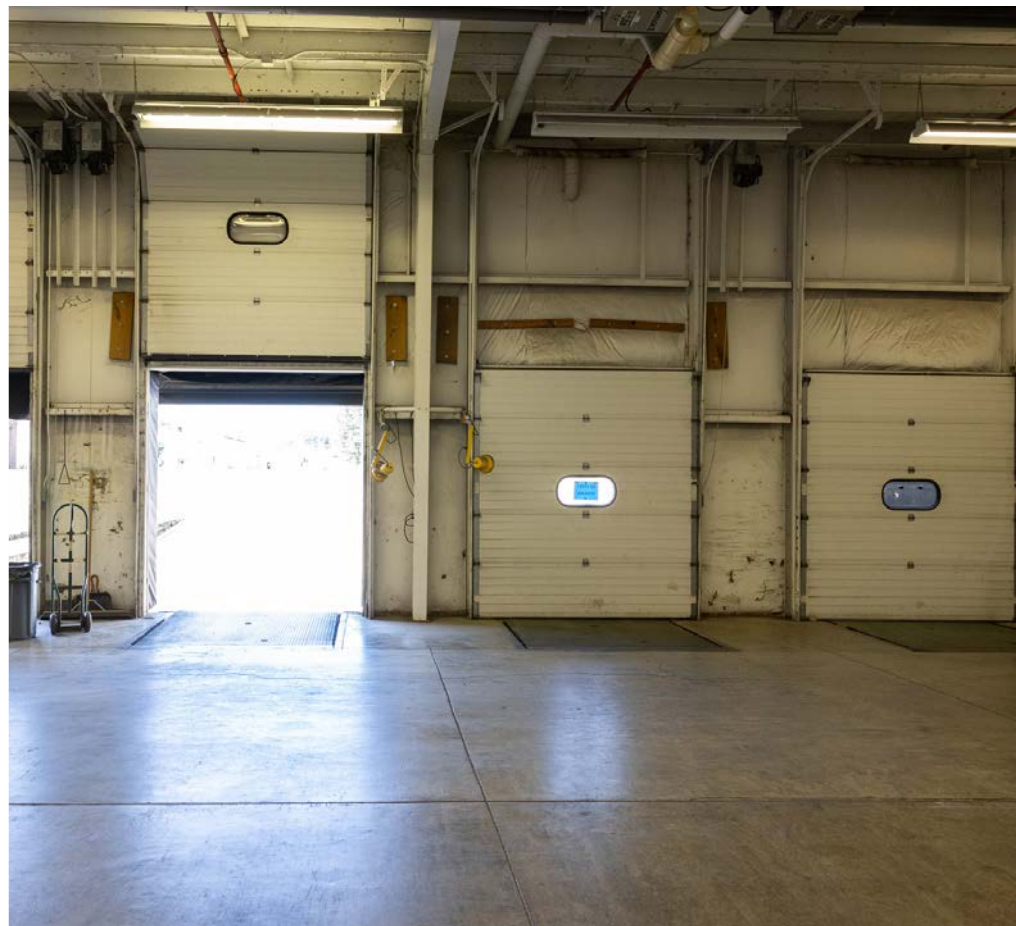
- 16 interconnected warehouse and factory buildings
- Mega power, 480 amps; substation
- Freight elevators
- Fully sprinklered
- Conveyor belts connect buildings across the street
- Parking: 2 surface lots for 100+ vehicle parking



Location Highlights

- Rail spur access on site
- Approximately one hour from Cleveland
- Approximately one hour from Columbus
- 10 minutes to I-71







246 E. 4th Street | Ashland, Ohio

Connector Building Photos



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Exterior Office Building Photos









KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 122,197 Population	 36.8% High School Diploma	 \$52,664 Median Household Income	 49.3% White Collar	 17.0% Services
 41.0 Median Age	 26.6% Some College	 \$27,995 Per Capita Income	 33.7% Blue Collar	 4.6% Unemployment Rate
 47,560 Households	 17.8% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$44,764 Median Disposable Income		 12.3% Spend 7+ hours commuting to and from work per week	 32,594 Total Businesses	 512,259 Total Employees



LOCATION	DRIVE TIME	DRIVING DISTANCE
Akron, Ohio	48 minutes	48 miles
Cleveland, Ohio	1 hour and 3 minutes	65 miles
Columbus, Ohio	1 hour and 16 minutes	80 miles
Toledo, Ohio	1 hour and 45 minutes	99 miles
Pittsburgh, Pennsylvania	2 hours and 33 minutes	156 miles
Detroit, Michigan	2 hours and 34 minutes	153 miles
Cincinnati, Ohio	2 hours and 51 minutes	187 miles
Indianapolis, Indiana	3 hours and 49 minutes	253 miles
Buffalo, New York	3 hours and 57 minutes	250 miles
Chicago, Illinois	5 hours and 18 minutes	330 miles
Toronto, Canada	5 hours and 41 minutes	351 miles

