



Manufacturing/Steel Processing Plant/ Warehouse Facility

1240 Carlisle Avenue
Bellefontaine, Ohio 43311

**Available:
78,680 SF**

**For Sale or Lease:
\$1,300,000**

**\$2.00 NNN SF/Year
(Warehouse)**



Land:	16.757 Acres	Utilities:	City Water & Sewer
Square Footage:	78,680 SF	HVAC Plant:	Heat; Natural Gas
Warehouse SF:	70,360 SF	Lighting:	Metal Halide
Office SF:	8,320 SF	Parking Spaces:	75 Spaces
Truck Service SF:	6,000 SF (Leased)	Outside Storage:	Yes
Clear Height:	22' – 26'	Expandable Land:	Yes
Column Spacing:	120' x 20' & 60' x 20'	Zoning:	M2; General Manufacturing
Drive-In Doors:	One – 24' x 18' One – 14' x 16' Three – 14' x 14'	Cranes:	Three – 5 Ton Crane (*with capacity for Four (4) additional 5 Ton Cranes)
Docks:	Two – 9' x 10'	Rail:	I & O Railroad with Switch (Indiana & Ohio)

Highlights:

- 22' – 26' Clear Height
- Rail Access
- Heavy Power
- Large Fenced & Gravel Lot
- Fully Racked
- 2 New Loading Docks
- 70' x 320' Covered Crane Bay Designed for Two (2) 10 Ton Cranes
- *Also can be converted to additional warehouse/manufacturing space

For information, contact:

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