

# FOR SALE OR LEASE

## Industrial Building

### 62 Elm Street | Fort Loramie | Ohio | 45845

#### FEATURES

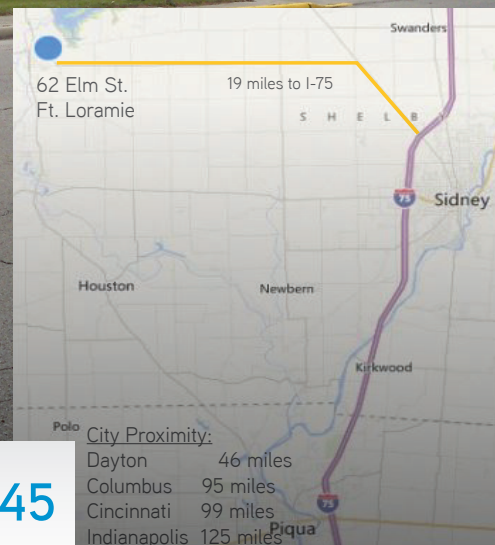
- 56,710 SF Manufacturing Building on 3 acres for sale or lease
- Located in Ft. Loramie, OH, 46 miles north of Dayton
- Includes 2,850 SF of office space
- Clear Height: 14' - 17'
- 5 Docks
- 4 Drive-In Doors
- Column Spacing: 100' by 40'
- Power: 480 Volts, 2000 Amps, 3 Phase
- Multi Tenant (3,000 SF Spaces)
- Sale Price: \$585,000
- Lease Price: \$2.25 NNN /SF/Year

REDUCED Sale Price:

# \$585,000

Lease Rate:

# \$2.25 NNN SF/Year



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## Specifications

Square Footage	56,710 SF
Land	3 Acres
Warehouse SF	53,860 SF
Office SF	2,8501 SF
Clear Height	14' -17'
Column Spacing	100'x 40'
Docks	2 (8.5' by 10') 3 (8' by 10')
Drive-In Doors	1 (8' x 10') 1 (12' x 10') 1 (12' x 14') 1 (14' x 12')
Construction	Block
Year Built	1964 & 1972
Roof	Standing Seam Metal
Sprinklers	Fire Doors
Power	780 Volts, 200 Amps, 3 Phase
HVAC Plant	Forced Air Gas
Lighting	Metal Halide
Parking	100 Spaces
Parcel Numbers	31-17-06-404-003 31-17-06-426-001
Annual Taxes	\$14,041.26
Sale Price	\$585,000
Lease Reate	\$2.25 NNN SF/Year



## AREA DEMOGRAPHICS \* Full demographics can be provided on request



**Current Population**  
(2017)  
8,551



**Current Households**  
(2017)  
3,173



**Projected Population**  
(2022)  
8,347



**Projected Households**  
(2022)  
3,221

\* Based on 5 mile radius



Accelerating success.