



**WHS./Manufacturing Facility**  
**1000 S. Edgewood Avenue**  
**Urbana, Ohio 43078**



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**Available:**  
**49,312 SF**

**For Sale or Lease:**  
**\$2,900,000**

**\$3.60 NNN SF/Year**  
**(49,312 SF Main Plant)**



**Special Features:**

- **Large Water & Gas Lines**
- **Steel & Cement Silos**
- **Process Boiler**
- **Rail Adjacent**
- **Floor Drains**
- **4 Silos - 500,000 Bushel Capacity**



**Separate 3,600 SF & 11,000 SF**  
**(See Page 2 & 3 for more information)**

For information, contact:  
**Tim Echemann, SIOR, CCIM**  
**937.492.4423**

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[www.IPBIndustrial.com](http://www.IPBIndustrial.com)

Land:	19.46 Acres	Year Built:	1976
Square Footage:	49,312 SF	Sprinkler System:	Wet
Warehouse SF:	42,852 SF	Roof:	Metal
Mezzanine:	6,600 SF	Utilities:	City Water, Sewer, & Natural Gas
Office SF:	6,460 SF	HVAC Plant:	Air Make Up
Clear Height:	18' - 27'	Lighting:	Metal Halide & LED
Column Spacing:	20' x 40'	Parking Spaces:	100 Spaces
Bay Sizes:	Two – 40' x 30'	Outside Storage:	Yes
Drive-In Doors:	One – 16' x 16'	Expandable Land:	Yes
Docks:	Five – 8.5' x 10' With Levelers	Zoning:	M-1; Manufacturing
Power:	480 Volts 1,600 Amps III Phase	Parcel Number:	K48-25-11-01-32-018-00
		Annual Taxes:	\$18,471.84



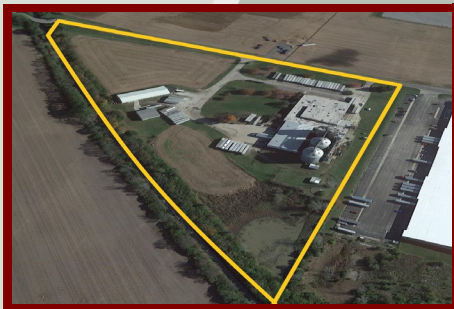
**Service Facility**  
**1000 S. Edgewood Avenue**  
**Urbana, Ohio 43078**



Scan for more info

**Available:**  
**3,600 SF**

**For Lease:**  
**\$5.50 NNN SF/Year**



**Special Features:**

- **Huge Overhead Doors**
- **Concrete connected drive to 11,000 SF building**
- **Clear Span**
- **16' Clear Height**
- **2 Offices**
- **Outside Storage**

Square Footage:	3,600 SF	Construction:	Metal
Office SF:	Two - 300 SF	Roof:	Metal
Clear Height:	Up to 16'	Utilities:	Well, Septic, & Propane
Drive-In Doors:	Two – 20' x 16'	Restrooms:	One
		HVAC Plant:	Co-Ray Infrared
		Lighting:	T-8
		Outside Storage:	Yes
		Zoning:	M-1; Manufacturing
		Parcel Number:	K48-25-11-01-32-019-00



**Two Separate Back Buildings**

For information, contact:

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**Warehouse Facility**  
**1000 S. Edgewood Avenue**  
**Urbana, Ohio 43078**



Scan for more info

**Available:**  
**11,000 SF**

**For Lease:**  
**\$3.60 NNN SF/Year**



Square Footage:	11,000 SF	Roof:	Metal
Clear Height:	Up to 15'	Construction:	Metal
Drive-In Doors:	One – 21' x 14' One – 12' x 12'	HVAC Plant:	Propane
Docks:	Two	Lighting:	T-8
		Outside Storage:	Yes
		Zoning:	M-1; Manufacturing
		Parcel Number:	K48-25-11-01-32-015-00
		Annual Taxes:	\$7,729.84



**Two Separate Back Buildings**

**Special Features:**

- **Two Docks**
- **Clear Span**
- **15' Clear Height**
- **Concrete connected Drive to 3,600 SF building**

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