

9 S. WOOD STREET, 32 WOOD STREET & 700 WOOD STREET
VILLAGE OF WEST SALEM, OHIO 44287

FOR SALE OR LEASE - OFFICE / WAREHOUSE

BLDG. #1 = 31,038 SQ. FT.
BLDG. #2 = 2,450 SQ. FT.
BLDG. #3 = 11,362 SQ. FT.
TOTAL = 44,850 SQ. FT.



- ★ 31,038 Sq. Ft. Office / Warehouse / Manufacturing Bldg. on Approximately 0.937 Acres with Additional 2,450 Sq. Ft. Out Building on Separate 0.175 Acre Parcel and Related Site Improvements.
- ★ Building #1 was built in 2000. Zoned B-1 (Business) in the Village of West Salem.
- ★ 2 Truck Docks w/Weather Seals. 18'-25' Clear Height. 1 Drive-In Door @ 12'x12' and 1 @ 8'x10' in Small Building.
- ★ 200 Amp / 3 Phase Electric.
- ★ Additional 11,362 Sq. Ft. Office/Warehouse Bldg. (#3) on Contiguous .609-Acre Parcel is also Available for Sale or Lease.

BLDG. #1 & 2 - Offered for Sale @ \$519,000 (\$15.50 / Sq. Ft.)

BLDG. #1 & 2 - Offered for Lease @ \$2.00 / Sq. Ft. (Triple Net)

BLDG. #3 - Offered for Sale @ \$200,000 or Lease @ \$2.00 / Sq.Ft. (Triple Net)

FOR MORE INFORMATION, PLEASE CONTACT:

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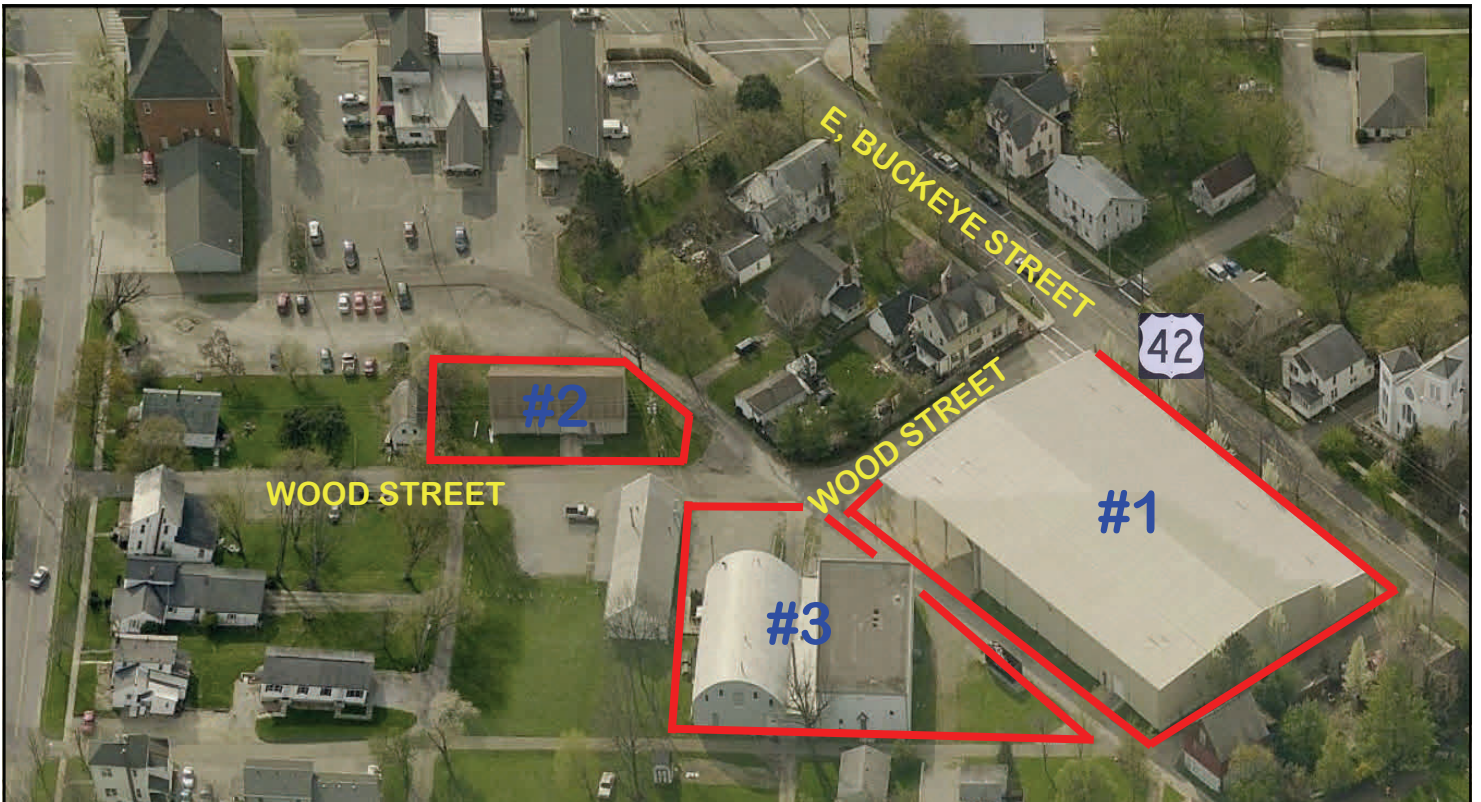
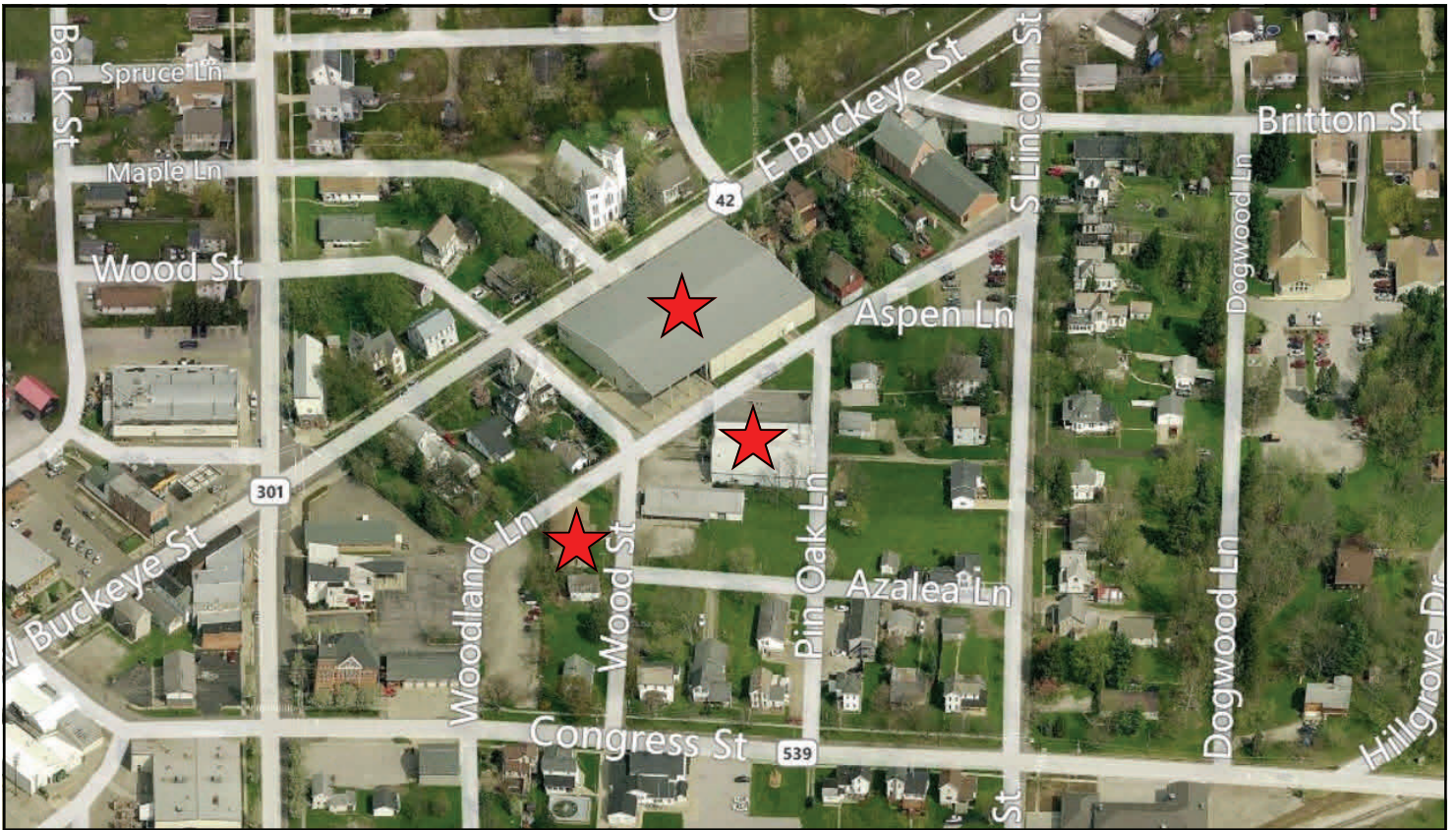
PROPERTY OVERVIEW

The subject property consists of a warehouse/manufacturing complex that contains three buildings totaling approximately 44,850 sq. ft. of gross area on approximately 1.71 acres. Buildings #1 & #3 can be purchased or leased separately, however Building #2 must be purchased or leased in combination with Building #1. A summary of the key features of the property are as follows:

		Gross	Office		Truck	Drive-In	Land
A.	<u>Buildings</u>	<u>Area (S/F)</u>	<u>Area (S/F)</u>	<u>Heated</u>	<u>Docks</u>	<u>Doors</u>	<u>Area</u>
	#1: Warehouse/Mfg.	31,038	100	No	2 w/Seals	1 @ 12'x12'	0.937
	#2: Commercial/Shop	2,450	0	Yes	0	1 @ 8'x10'	0.175
	#3: Warehouse/Mfg.	11,362	300	Yes	1	2 @ 10'x12'	0.609
	Totals	44,850	400				

- B. Age:** Various
- C. Condition:** Average
- D. Utilities:** Public (Water/Sewer)
Electric (200-400 Amp)
- E. Zoning:** B-1 (Business)
- F. Flood Zone:** None
- G. Clear Height: Bldg. #1** 18' to 25'

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