

FORMER AG PRODUCTION FACILITY

39,750 SF FOR SALE

427 W. MULBERRY STREET

DESHLER, OHIO

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SITE LAYOUT

Located in the heart of Northwest Ohio's agricultural belt with close proximity to Findlay, Napoleon and Defiance. The property is comprised of multiple buildings including main office and plant, dump house, warehouse and maintenance building. It is a former soy bean production facility that easily lends itself to other AG or food users looking to capture some of the existing infrastructure.

The site could also become a multi-use or tenant complex given its unique layout.



ACREAGE
5.63



MULTIPLE
BUILDINGS



FOOD
GRADE



MULTI-USE
MULTI-TENANT
OPPORTUNITY



DOCK AND GRADE
LOADING
IN PLANT AND WAREHOUSE



ROOM FOR
EXPANSION
OR OUTSIDE
STORAGE (PER CODE)

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PROPERTY HIGHLIGHTS

PROPERTY FEATURES

RBA	<u>39,750 SF Total</u> 19,800 SF (plant) / 15,600 SF (warehouse) 2,100 SF (dump house / 20' x 105') 1,200 SF (maintenance)	Construction Roof Type/Material	Insulated steel panel with some masonry Plant - Sanding seam metal and flat rubber (2017-), Warehouse, Dump House and Maintenance - Standing Seam Metal, Office - Asphalt shingle
Room for Expansion	Yes	Property Condition	Good (food grade)
Total site Acres	Approx. 5.63	Number of Buildings	4 (slab of former building still in place)
Year Built	1967	Ceiling Height	Plant 14'9" to 31' Warehouse 18' to 20'
Bay Size / Column Spacing	Plant 20' x 20' Warehouse 20' x 40'	Lighting	LED and Florescent
Power	3000a	Floor Drains / Air Lines	None
Cranes	None	Fire Protection	None
HVAC	100% HVAC in office (forced air); partial infrared in plant; warehouse is unheated	Restrooms / Break Room	2 restrooms in office; kitchenette in office; locker room adjacent to office
Parking	Non-striped; various auto and trailer areas unpaved	Outside Storage	Per zoning ordinance
Site Fencing	No	Rail Served	No, but rail line is adjacent
Loading Docks Dock Equipment	Docks: Plant - 2 (10' x 10' doors), warehouse - 2 (10' x 10' doors) Drive-In Doors - Plant: 1-12'x12, Warehouse: 4 (12'x14') Dumps House: 2 (14'x14') - Drive-thru, Maintenance: 2 (12'x14')	Misc	• Zoning: M1 Light Industrial • 1,050 SF mezzanine • Complex is designed and used for production of soybean chips • Food grade facility • Former slab and foundations for multiple storage silos in place • Sale Price: \$795,000 (\$20/SF)

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Plant



Plant (rear)



Warehouse



Maintenance



Warehouse



Warehouse

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Reception



Kitchenette



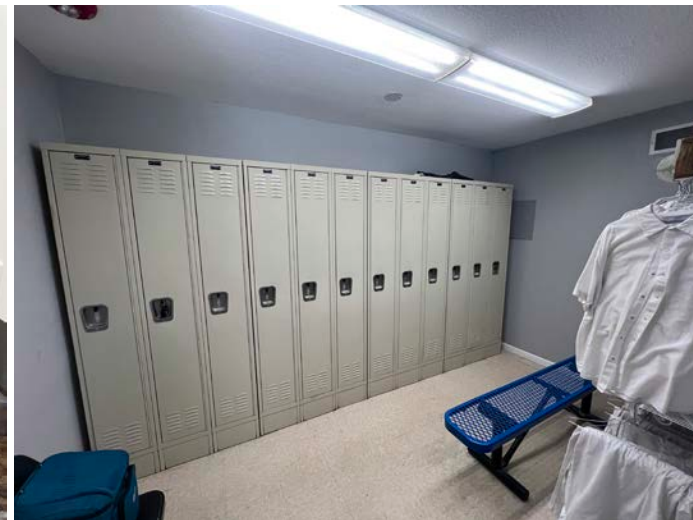
Conference Room



Supply Room



Office breakroom



Locker room

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Warehouse



Plant



Dump House



Plant



Warehouse

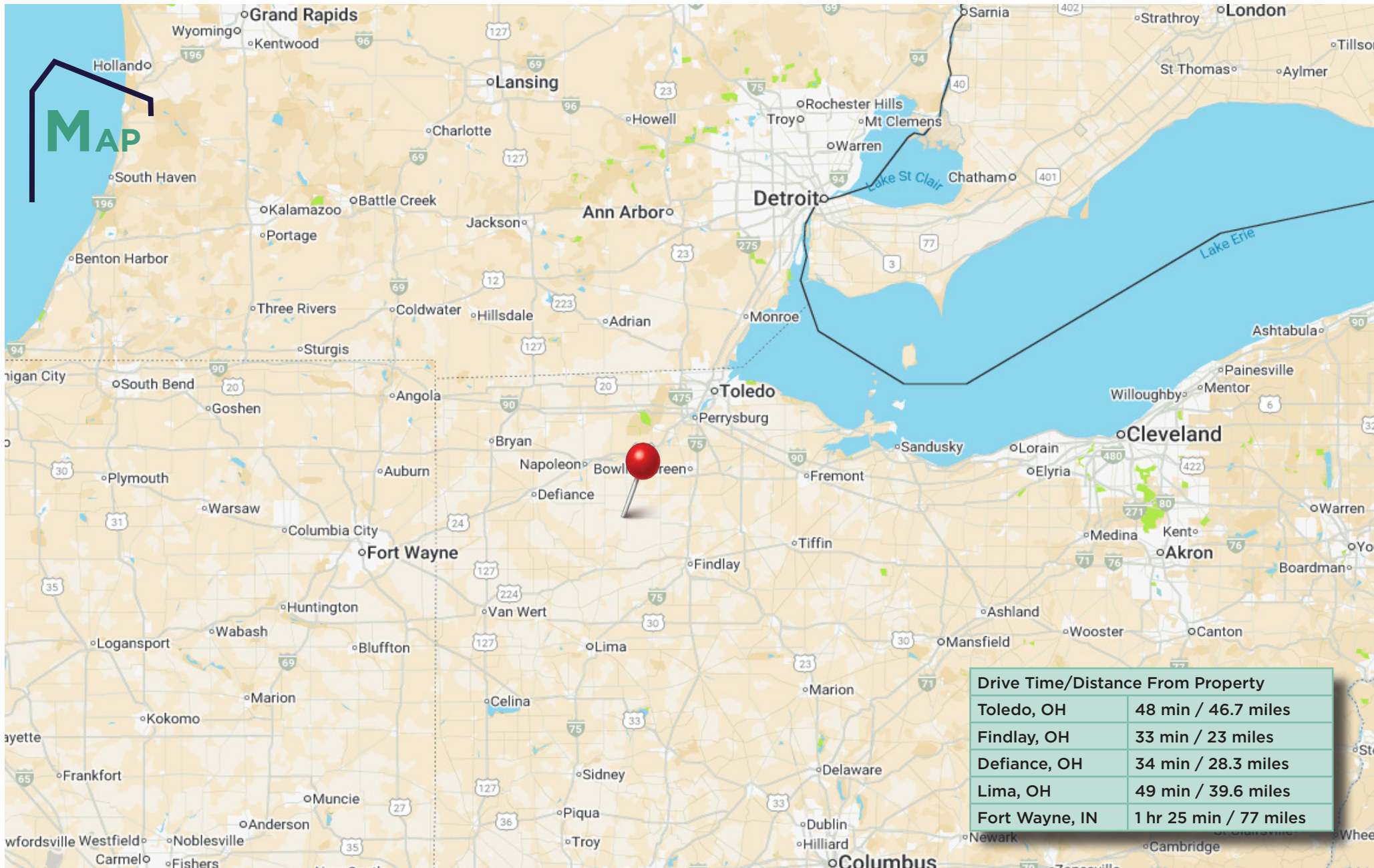


Plant

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