

FOR SALE | OWNER-USER OPPORTUNITY

OFFICE/ WAREHOUSE & TWO-STORY FARMHOUSE

4407 STATE ROUTE 14
EDINBURG, OHIO 44266

Warehouse/Office | 8,790 SF

Detached Storage Building | 900 SF

Two-Story House | 2,091 SF



**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate



ST ANDREWS WAY

CLEVE E LIVERPOOL RD

576 SF Tenant Storage

Warehouse/Office
8,790 SF

Detached Storage Building
900 SF

Two-Story House
2,091 SF

PROPERTY OVERVIEW

This site features four total structures: an owner-user office and warehouse, a detached storage building, a leased farmhouse providing income from day one, and an additional one-story outbuilding of 576 SF (built 1901/remodeled 1974) currently used by tenant for storage. With 7.925 acres zoned commercial, there is ample land for expansion.

Warehouse/Office 8,790 SF

YEAR BUILT	1982 / 2013-2015 Addition & Renovation
CONSTRUCTION	Morton Post/Frame / Fully Insulated Steel Walls / Metal Siding / Metal Roof
FLOOR	6" Concrete Slab in Warehouse / 18" at Perimeter / 4" Concrete in Office
DRIVE-IN DOOR	One (1) 13' x 23'
HEAT	Three (3) Ceiling-Mounted Radiant Heat Units in Warehouse
HVAC	Central Forced Air in Office
WATER	Well Pump and Underground Supply Lines
SEWER	Commercial Septic
ELECTRIC	400 Amp Electric Service
GAS	Natural Gas Service

Clear, open production space with a finished office area and functional drive-in access.

Detached Storage Building 900 SF

USE	Equipment / Material Storage
ACCESS	Grade Level
YEAR BUILT	1930 / 2015 Renovation
CONSTRUCTION	Metal Siding / Metal Roof
HEAT	None

Covered storage that keeps trucks, trailers, and materials out of the main warehouse footprint.

Two-Story House 2,091 SF

YEAR BUILT	1910 / Renovations in 2017 and 2023-2026
STORIES	Two (2)
CONSTRUCTION	Wood / Thermal-Pane Vinyl Windows / Metal Roof
HVAC	Central Forced Air
STATUS	Leased
RENT	\$1,500 / Month
ANNUAL INCOME	\$18,000
WATER	Well / Water Softener & Iron Filter System
SEWER	Private Septic

In-place residential income that offsets carrying costs while an owner-user occupies the warehouse.

TOTAL LAND	ZONING	COUNTY/TOWNSHIP	PARCEL NUMBER	TAXES (2025 PAY 2026)
7.925 Acres	Commercial	Portage/Edinburg	11-317-10-00-020-000	\$4,510.15





Warehouse/Office



Detached Storage Building



Two-Story House



Warehouse/Office



Detached Storage Building



Two-Story House



Warehouse/Office

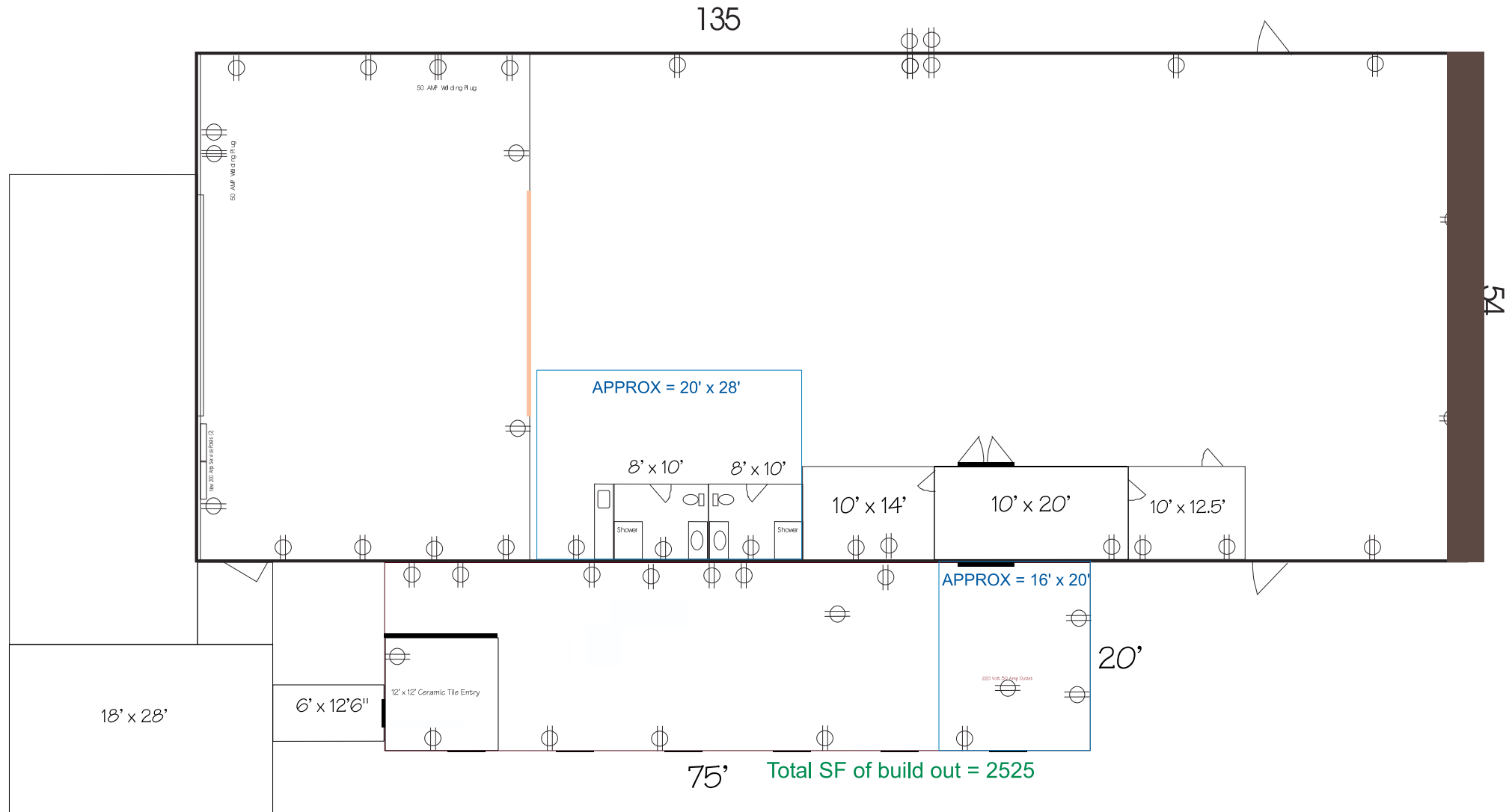


Detached Storage Building



Two-Story House







Warehouse/Office

Detached Storage Building

Two-Story House



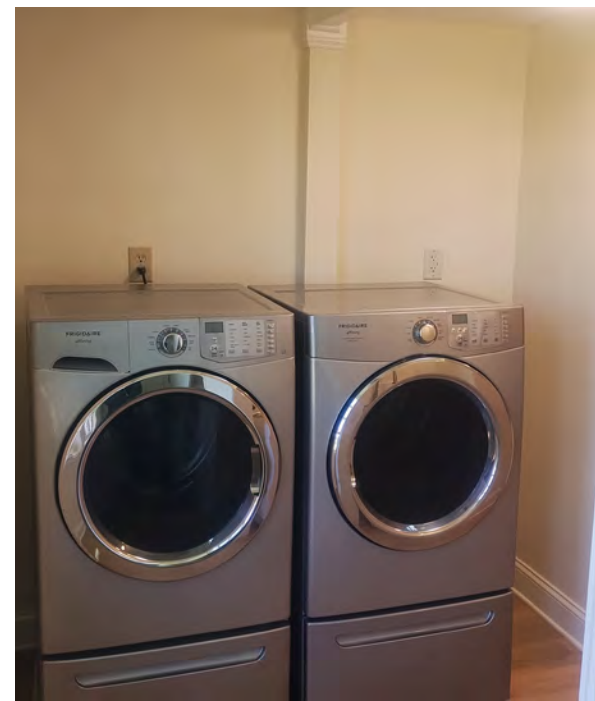
Warehouse/Office



Detached Storage Building



Two-Story House







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