FOR SALE

200 FRONT STREET

MOUNT ORAB, OH 45154

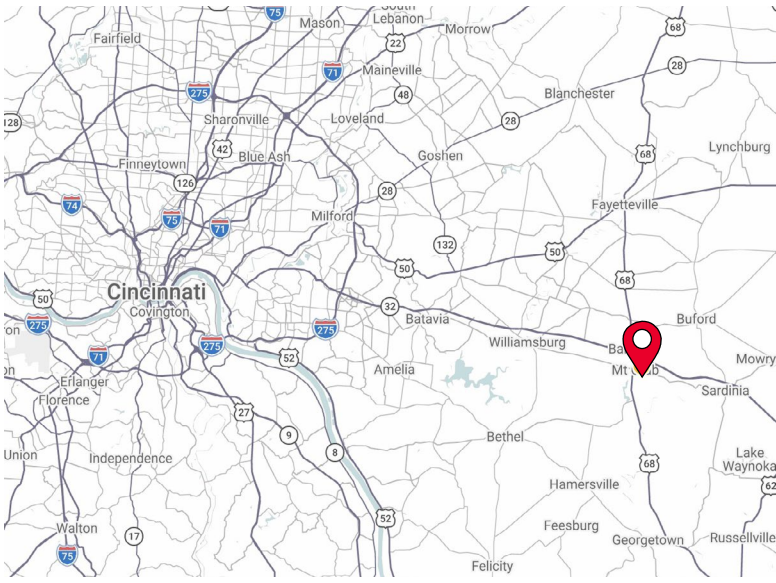
CUSHMAN & WAKEFIELD



MANUFACTURING/WAREHOUSE

SALE PRICE: $4,590,000

- ±160,316 SF Available (Multiple Buildings)
- ±6,312 SF of Office/Breakroom
- 30.6 Acres
- ±9 Acres of Gravel/Asphalt
- Multiple Cranes
- Rail Spur
- Heavy Power



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FOR SALE

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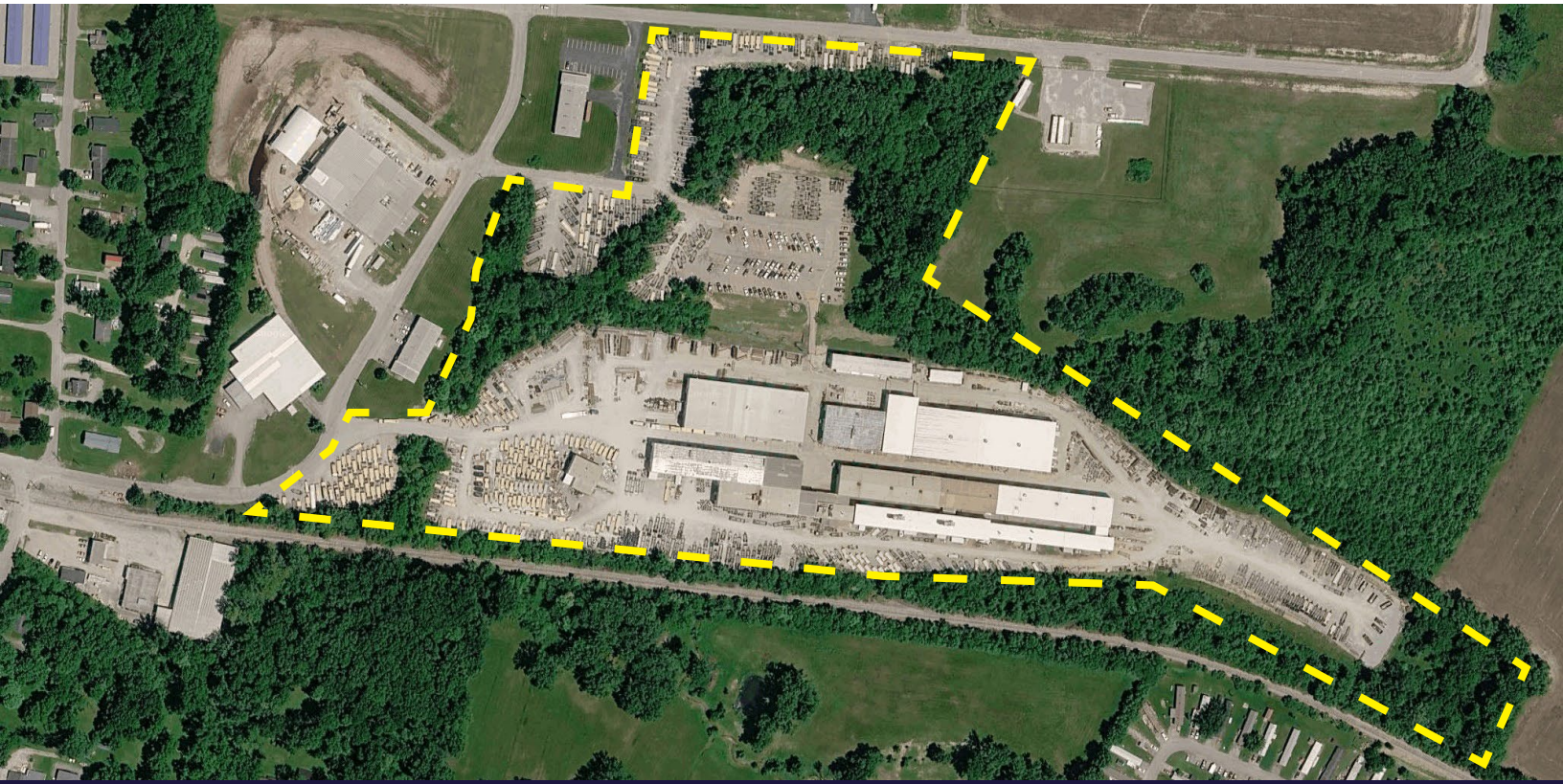
MOUNT ORAB, OH 45154

CUSHMAN & WAKEFIELD

JURISDICTION	Mt. Orab, Brown County, OH
AVAILABLE SIZE	±160,316 SF (Multiple Buildings)
OFFICE/ BREAKROOM SIZE	±6,312 SF
YEAR BUILT	1975 + Additions
ACRES	30.6 Acres
ZONING	I (Industrial)
CLEAR HEIGHT	Varies
ELECTRIC	480/120V, 3,200A est.

DOCK DOORS	2 Docks
DRIVE-IN DOORS	43 Drive-in Doors
UTILITIES	
ELECTRIC/GAS	www.duke-energy.com
WATER/SEWER	www.mtoraboh.us
TELEPHONE	www.altafiber.com
DATA	www.spectrum.com
MISC.	• Mutiple Cranes • Paint Booth Line • Outside Storage • Rail Spur • Excess Land • Heavy Power

SITE AERIAL



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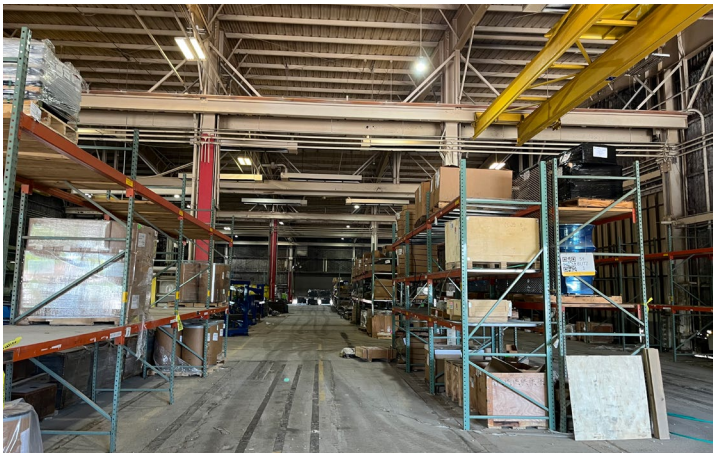
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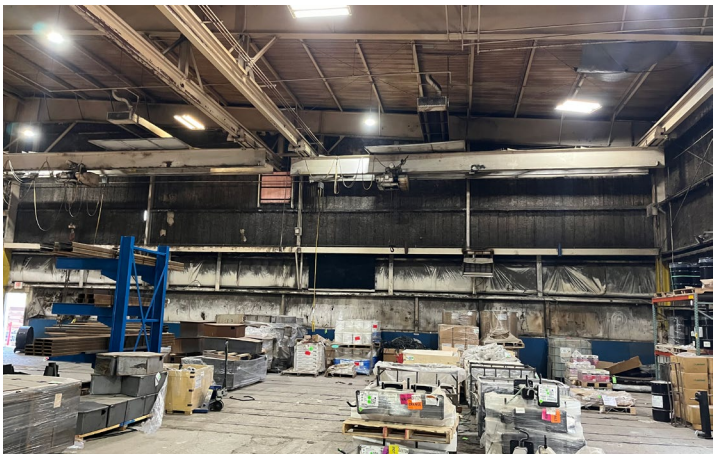
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CUSHMAN & WAKEFIELD

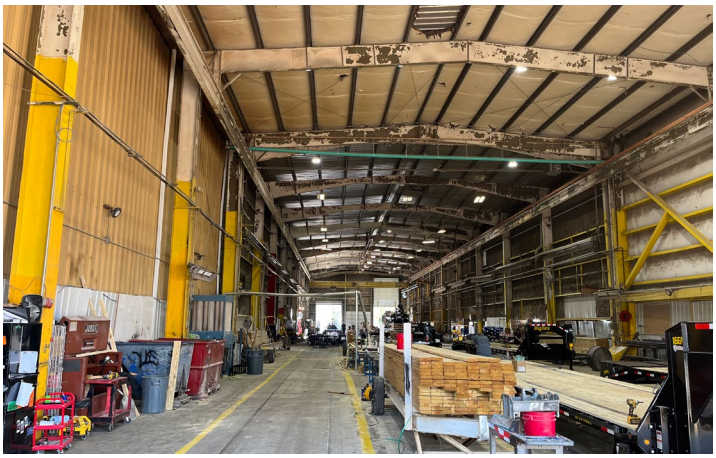
INTERIOR PHOTOS













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200 FRONT STREET

MOUNT ORAB, OH 45154

CUSHMAN & WAKEFIELD

EXTERIOR PHOTOS













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FOR SALE

200 FRONT STREET

MOUNT ORAB, OH 45154

CUSHMAN & WAKEFIELD

AERIAL PHOTOS













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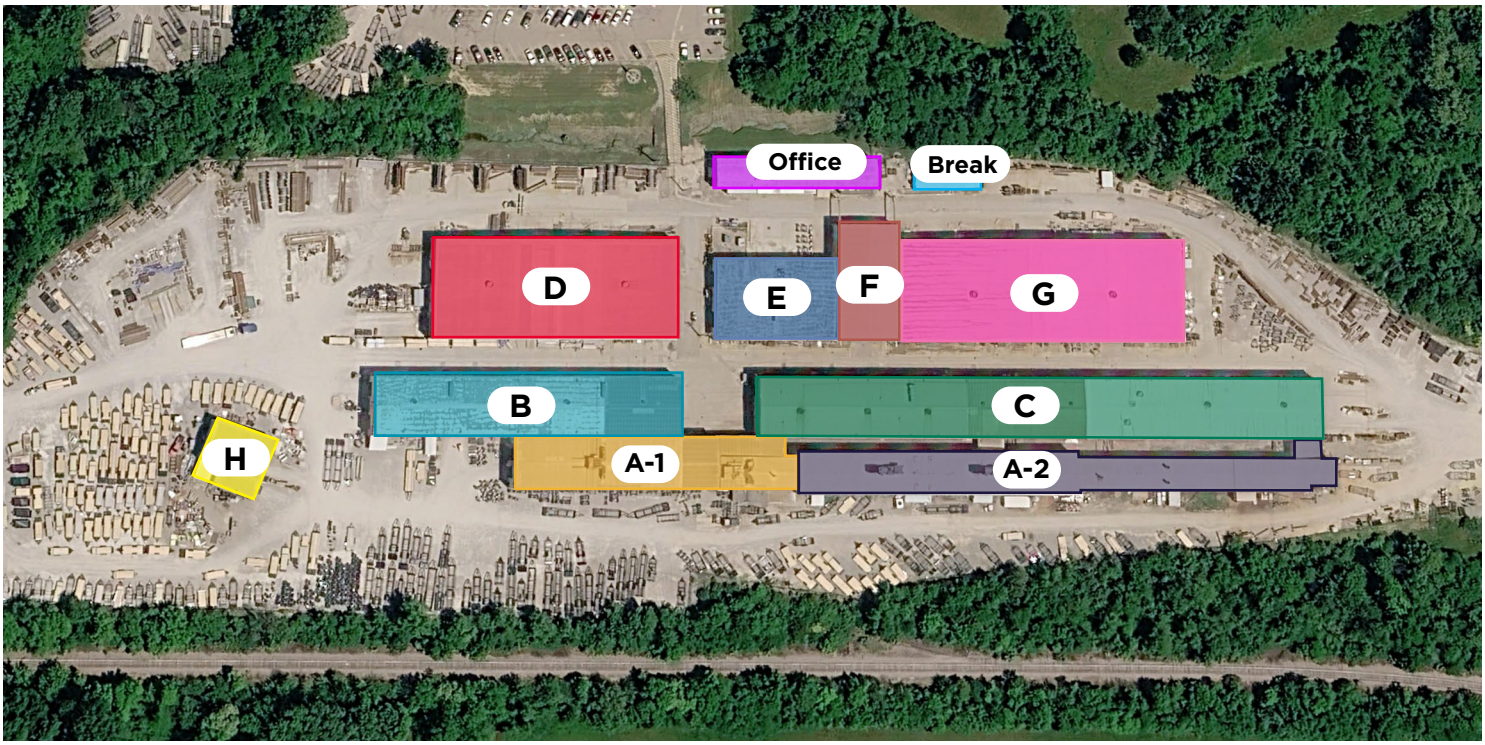
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CUSHMAN & WAKEFIELD

SITE PLAN



BLDG	Total SF	Clear Height	Dock Doors	Drive-In Doors	Cranes	Column Space	Bldg Dimensions
A-1	14,076	31' - 34'	0	(5) Total (1) 14'x20', (1) 10'x20', (1) 18'x18', (1) 18'x14', (1) 8'x8'	(1); 15-ton	Clear Span	276'x51'
A-2	20,280	24' - 26'	0	(4) Total (1) 12'x12', (1) 8'x7', (1) 6'x8', (1) 12'x18'	(1); 3-ton	Clear Span	428' x 35'-29'
B	17,818	25' - 35'	0	(6) Total (2) 14'x16', (2) 14'x18', (1) 14'x14', (1) 22'x12'	(7); 5-ton	Clear Span	302'x59'
C	35,090	25' - 33'	0	(8) Total (6) 14'x18', (2) 12'x12'	(3); 3 & 5-ton	Clear Span	605'x58'
D	24,000	26' 31'	(2) Total (2) 22'x12'	(2) Total (1) 22'x12', (1) 16'x12'	(6); 3 & 5-ton	81'x25'	242'x100'
E	7,700	21' - 25'	0	(4) Total (2) 16'x16', (1) 20'x14', (1) 12'x10'	(2); 3-ton	20'x38'	100'x77'
F	6,960	26' - 28'	0	(2) Total (2) 16'x14'	0	Clear Span	116'x60'
G	25,200	26' - 39'	0	(9) Total (3) 12'x12', (1) 17'x7', (1) 8'x8', (1) 14'x7', (1) 10'x7', (2) 23'x14'	(7); 3 & 5-ton	25'x25'	252'x100'
H	2,880	17' - 25'	0	(3) Total 12'x12'	(1); 2-ton	20'x18'	60'x36', 40'x18'

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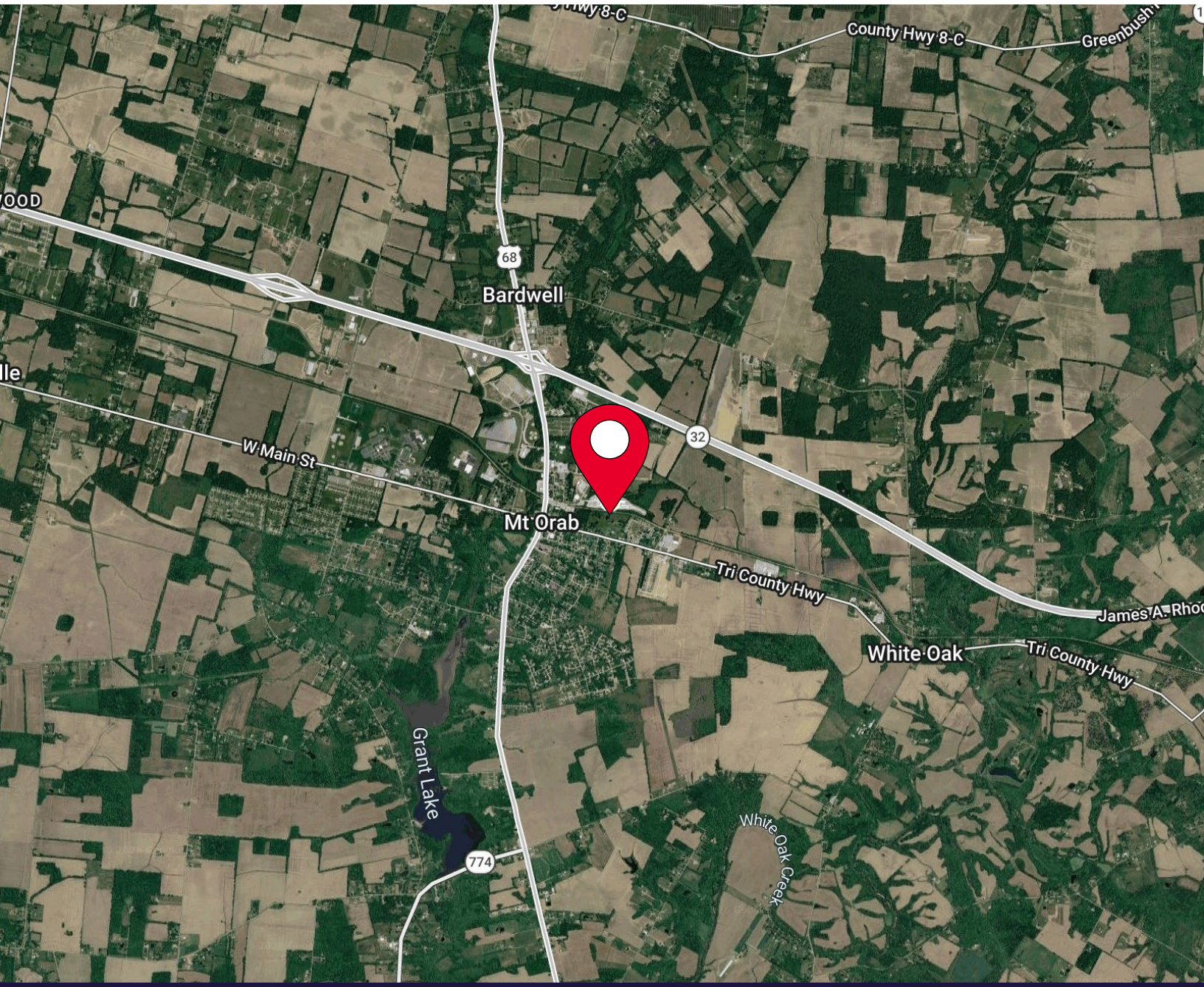
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AERIAL LOCATION



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