



**Available:
27,950 SF**

**For Sale or Lease:
\$395,000**

\$2.40 Gross SF/Year



For information, contact:

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**Industrial Facility
7 School Street
Laura, Ohio 45337**

(5 Miles East of West Milton)



Scan for more info



Land:	.35 Acres	Stories:	Two
Square Footage:	27,950 SF	Year Built:	1969
Warehouse SF:	25,950 SF	Roof:	Metal
Office SF:	2,000 SF	Utilities:	City Water, Sewer, & Propane
Building Dimensions:	65' x 215'	HVAC Plant:	Forced Air Gas
Clear Height:	10'	Restrooms:	One
Docks:	Two	Lighting:	LED
Power:	480 Volt 400 Amp III Phase	Parking Spaces:	15
		Outside Storage:	Yes

Highlights:

- Freight Elevator
- Low Lease Rates
- New LED Lights
- Drive-In Door Potential
- Air Compressor
- Conveyor System

Expandable Land:	No
Zoning:	L-1; Light Industrial
Parcel Number:	L36-002240, L36-002260, & L36-001200
Annual Taxes:	\$222.53