


FOR SALE

INDUSTRIAL BUILDING FOR SALE

Property Highlights

- 14,000 SF main building and 1,600 SF storage building situated on 12.51 acres
- Main building is equipped with a small office component (including a training room and break room), warehouse, and manufacturing space
- 16' clear heights throughout main warehouse/manufacturing area
- Three (3) grade level drive-in doors and two (2) dock level doors
- Private sewer and water
- 3-phase 480-volt electric service
- Rail access - rail track inside the building has been maintained and ready for use, sidetrack agreement in place
- Ample acreage for parking, outdoor yard space, or building expansion
- Great location on US Route 20 with easy access to major highways
- Contact listing brokers with questions or to schedule a tour

Demographic	3 Miles	5 Miles	10 Miles
Population	2,538	4,738	27,200
Households	1,114	2,019	10,888
Average H.H. Income	\$107,626	\$105,899	\$112,067
Daytime Employees	1,109	1,564	8,103
Source: ESRI Business Analyst 2026			

EXCLUSIVE CONTACT

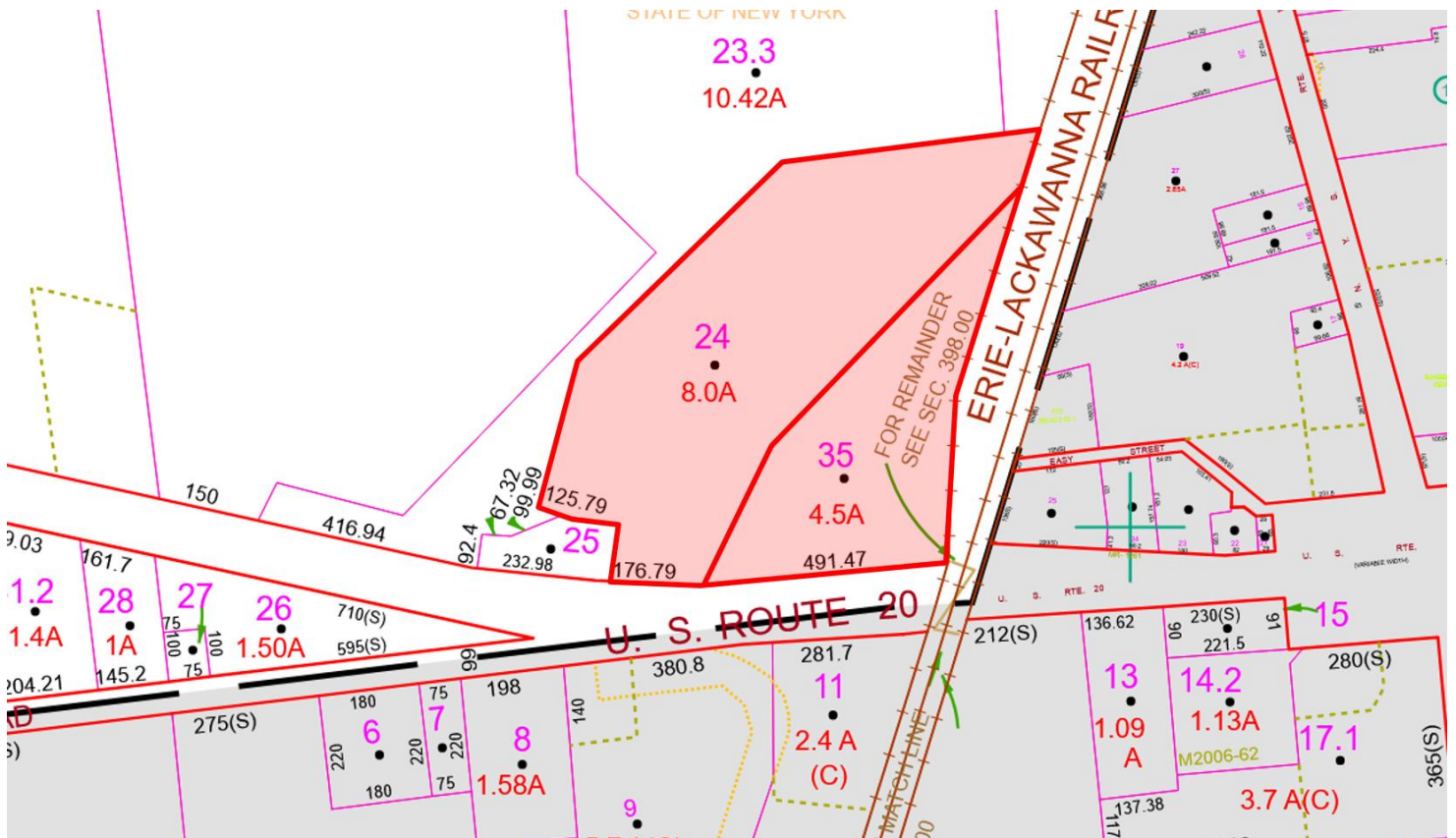
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Approximate plot lines, subject to verification of survey



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