



FOR SALE or LEASE

# 2325 E. Mansfield Street

Bucyrus, OH 44820

277,720 sq ft

Rental Rate: \$1.65/sq ft net

Sale Price: \$2,700,000

- 277,720 sq ft available for sale or lease, including 6,000± sq ft of office
- Warehouse located on 15.982 acres
- Easy access to St Rt 30
- 11 (8' x 10') dock doors, 19 (8' x 8') dock doors all with Rite Hite Levelers, locks and electric operated doors
- 2 (12' x 15') drive-in doors
- Clear height: 12', 15' and 20'
- 210 paved automobile spots
- Cross-dock configuration
- Fully sprinklered



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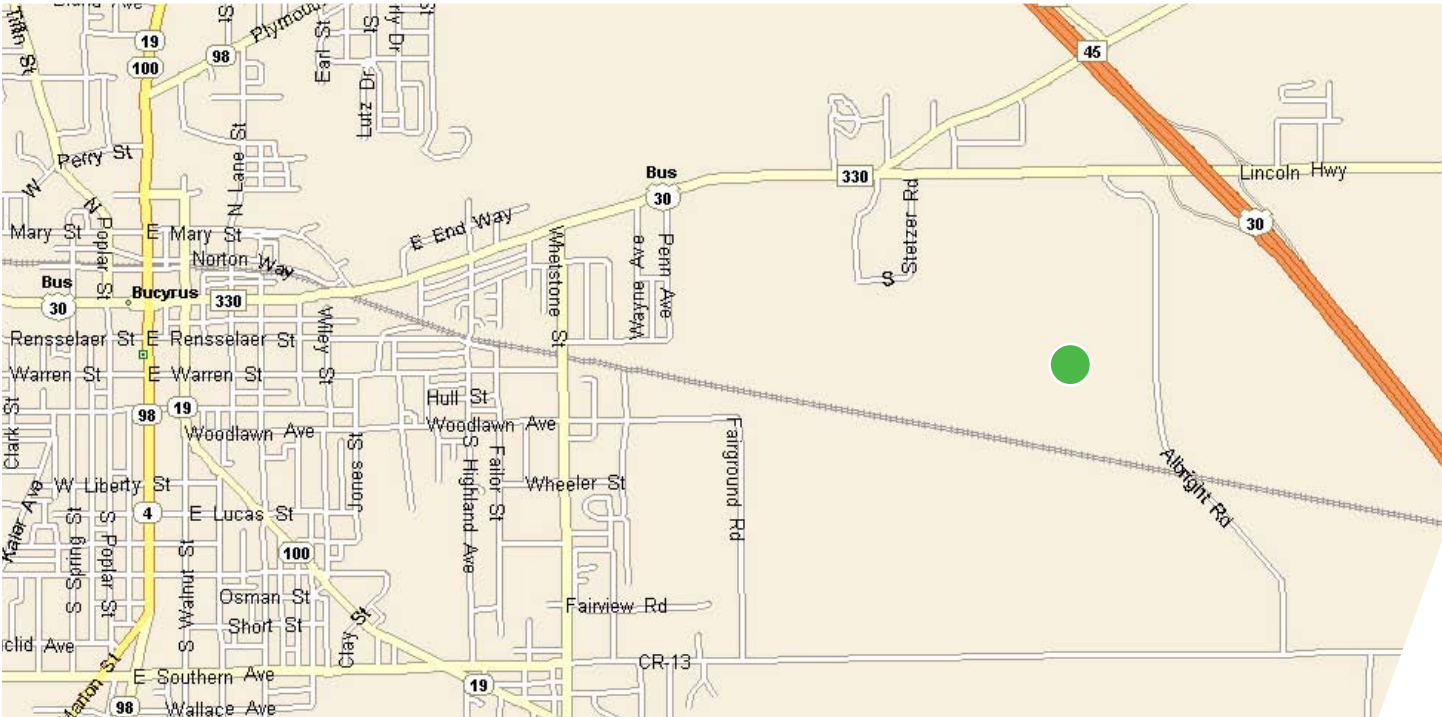
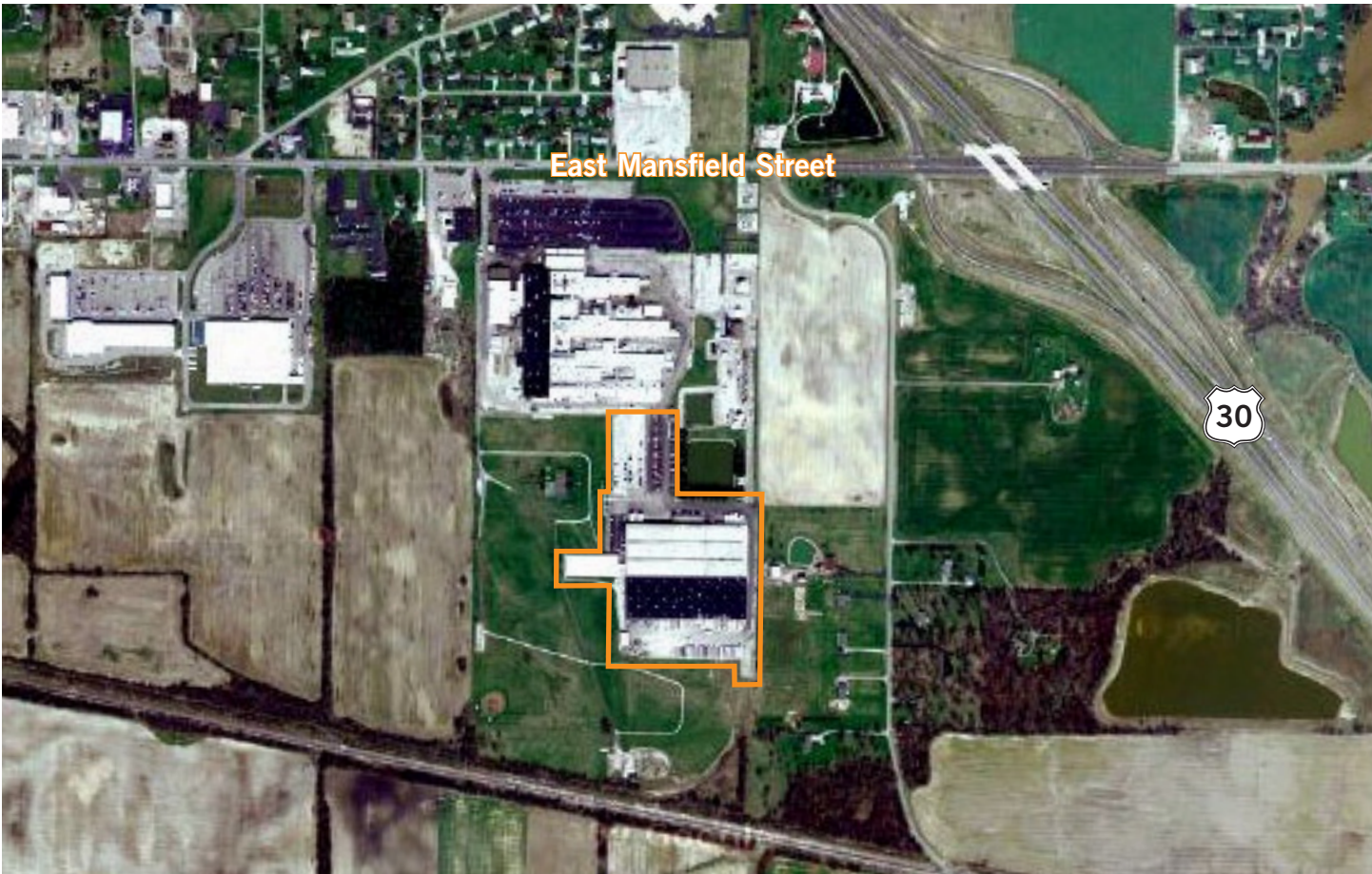
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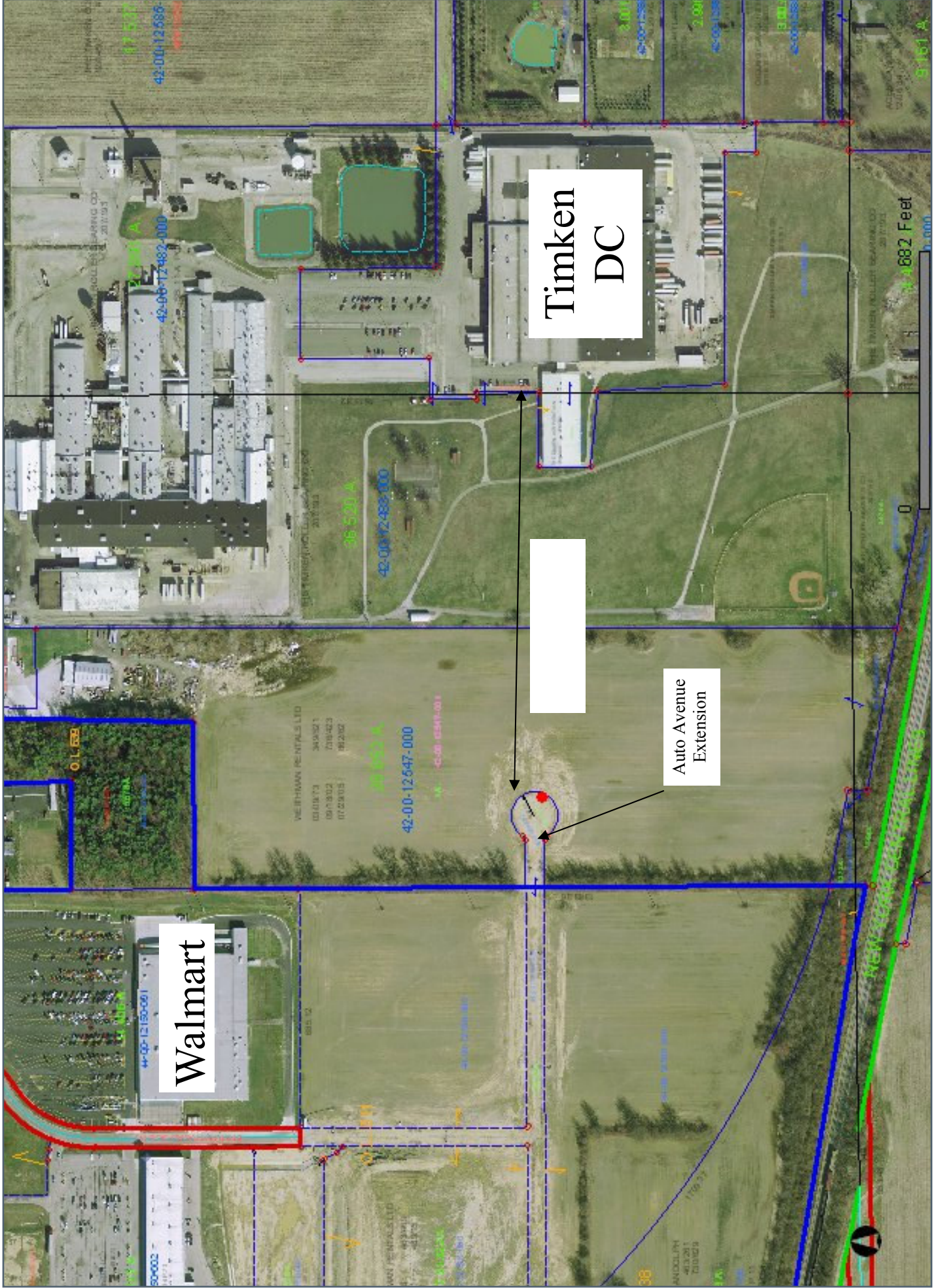
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**Cassidy  
Turley** Commercial  
Real Estate Services

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.





Walmart

Timken  
DC

Auto Avenue  
Extension



South side of warehouse



Battery charging area



Exterior view of docks on the North side of warehouse



Interior view of the North side dock doors

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#### PROPERTY BASICS

<b>Building Address</b>	2325 E. Mansfield Street Bucyrus, OH 44820
<b>Building Owner</b>	The Timken Company
<b>Building Size</b>	277,720 sq ft
<b>Prior Use</b>	Manufacturing/Distribution
<b>Year Built</b>	1959
<b>Site Size</b>	15.982 acres
<b>Zoning</b>	Manufacturing/Industrial
<b>Building Construction</b>	Concrete block and Transite (Asbestos) & Concrete block with steel panels

#### PROPERTY SPECIFICS

<b>Available Space</b>	277,720 sq ft
<b>Office Size</b>	6,000 sq ft
<b>Bay Size</b>	Multiple sized bays
<b>Clear Ceiling Height</b>	158,400 sq ft - 20' clear 23,520 sq ft - 15' clear 88,000 sq ft - 12' clear
<b>Floors</b>	Poured concrete - 6" - 8"
<b>Electrical Service</b>	3-phase
<b>Lighting</b>	Mixture of fluorescent and metal halide fixtures
<b>Fire Suppression System</b>	Wet
<b>Heating, Ventilation &amp; Air Conditioning (HVAC)</b>	Warehouse - Steam heat- 246,600 sq ft Actual gas heat- 23,520 sq ft Office - Steam heat and A/C- 5,600 sq ft
<b>Battery Charging</b>	TBD
<b>Compressed Air System</b>	Yes

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#### LOADING & PARKING

<b>Dock Doors</b>	11 (8' x 10') dock doors all with Rite Hite Levelers and locks and electric operated doors, 19 (8' x 8') dock doors all with Rite Hite Levelers and locks and electric operated doors
<b>Drive-in Doors</b>	2 (12' x 15') drive-in doors 2 rail road roll-up doors (no dock)
<b>Truck Court</b>	Ample access area for trucks
<b>Automobile Parking</b>	210 spaces
<b>Trailer Parking</b>	25 full size trailer spaces
<b>Trash</b>	2 trash compactors

#### UTILITIES

<b>Electric</b>	Services to building TBD, AEP Ohio
<b>Natural Gas</b>	Size of line TBD, Columbia Gas
<b>Water</b>	Size of line TBD, Bucyrus
<b>Sanitary Sewer</b>	Size of line TBD, Bucyrus

#### TELECOMMUNICATIONS

<b>Fiberoptics</b>	
<b>Telephone</b>	

#### TRANSPORTATION

##### Interstates

<b>St Rt 30</b>	1/2 mile
<b>St Rt 23</b>	18 miles
<b>I-71</b>	29 miles
<b>I-75</b>	48 miles
<b>I-80</b>	40 miles

##### Airports

<b>Port Columbus</b>	65 miles
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#### SAFETY SERVICES

<b>Fire Department</b>	Primary: Whetstone Township VFD Secondary: City of Bucyrus
<b>Police Department</b>	Crawford County Sheriff
<b>Security &amp; Fire Monitoring</b>	Yes

#### WORKFORCE

<b>Crawford County</b>	
<b>Bucyrus</b>	

#### TAX INCENTIVES

<b>Job Creation Tax Credit</b>	State of Ohio
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#### ECONOMICS

<b>Asking Lease Rate</b>	\$1.65/sq ft net
<b>Operating Expenses</b>	TBD
<b>Sale Price</b>	\$2,700,000