



# Heavy/Light Industrial for Sale

500 SHERMAN STREET | 621 BUEHLER STREET  
GALION, OHIO 44833

## Property Size

86,500 SF | ±17 AC

## Specific Use

Heavy/Light Manufacturing

## Sale Type

Investor/Occupant

## Sale Price

\$1,095,000 for Entire Property

## Property Highlights

- 4 buildings totaling 86,500 SF on ±17 acres with ±9 acres of compacted gravel for outside storage
- Buildings separately metered with ample power
- Building C has 10 bay 12'x18' drive through capability
- Buildings A and C have 5&10 ton cranes
- 1 dock and 34 drive-in doors total on property

*For information, please contact:*

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Associate

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- US 30 4 Miles
- Mansfield 18 Miles
- I-71 20 Miles
- Columbus 50 Miles
- Cleveland 80 Miles



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### BUILDING A

- 46,000 SF
- 6- 15'x15' OH doors, 1 dock
- 2 - 10 ton cranes
- 16' to 24' clear
- Radiant gas heat
- 480-277/1600 amp
- T-5 lights
- Office and restroom can be added



### BUILDING B

- 9,000 SF
- 33' clear
- 8- 12'x14' OH doors
- Older, vacant

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### BUILDING C

- 24,500 SF, newest building
- 4 10 ton cranes
- Two story offices 480 SF, 2 restrooms
- 480v/1,000 amp
- T-5 lights, radiant gas heat
- 24' clear
- 20- 12'x18' drive-in electric doors, drive through capability
- One 12'x14' drive-in
- Air and hydraulic lines throughout

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### BUILDING D

- 7,500 SF for storage, electric is only utility



### BUILDING E

- 121,000 SF
- Largest and oldest building
- Needs substantial remodeling, to be demolished
- 13' to 22' clear, on 7.5 acres

### CONTACT

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