



**Available:
157,550 SF/Divisible**

**For Sale or Lease:
\$5,450,000
\$3.50 NNN**

For information, contact:



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Manufacturing Facility

**2 Kexon Drive
Pioneer, Ohio 43554**



Land:	7.42 Acres (Additional 74.15 Acres Available)	Year Built:	1997, 2002 & 2008
Square Footage:	157,550 SF	Floor Thickness:	12"
Warehouse SF:	146,950 SF	Roof:	Metal
Office SF:	10,600 SF	Utilities:	City Water & Sewer
Clear Height:	35' – 47'	Sprinkler System:	Wet
Drive-In Doors:	One – 12' x 14' One – 8' x 12' Two – 18' x 18'	Cranes:	One – 35 Ton One – 20 Ton
Docks:	Three – 8' x 8'	HVAC Plant:	Air Rotation System
Power:	4,000 Amps 480 Volts III Phase	Lighting:	Fluorescent
		Parking Spaces:	150 – 200 Spaces
		Outside Storage:	Yes
		Expandable Land:	Yes
		Zoning:	M-2; General Industrial
		Parcel Number:	092-160-01-005.002 092-160-01-005.003 & 092-160-01-005.004
		Annual Taxes:	\$99,865.38

Highlights:

- Additional Land for Expansion
- 35 Ton Cranes
- Class A Office Space
- Heavy Power