

2 COMMERCIAL BUILDINGS FOR SALE



3.136
Acres

Co Rd 424

Railroad

PRICE: \$325,000

Annual Taxes: \$4584

Zoned 340 – Light Manufacturing & Assembly

With U.S. 24, this property is only 15 minutes away from
New Haven / Fort Wayne and Defiance.

This is a very affordable set up for various business types!

PAULDING COUNTY • ANTWERP, OHIO

5141 COUNTY ROAD 424

BUILDING #1 - Built in 1987



- 4560 total square footage! 3885 of shop space and 675 square foot of office space
- Building is Solar Crete exterior – 3" outside concrete, 8" foam and 3" interior concrete

- Extra thick concrete flooring
- Standing Seam Roof
- 3 Phase / 480 Volt Electric with overhead Bus Bar
- Air drops throughout

- 1 Bathroom in Office, 1 Bathroom in Shop
- 10 ft. high x 12 ft. wide overhead door
- Gas Forced Air / Central

BUILDING #2 - Built in 2008



- 1908 Total Square Footage
- (2) 12' high x 16' wide overhead door
- Metal Construction. All Concrete Floors
- 3 Phase / 480 Volt Electric with overhead Bus Bars
- Gas Forced Air

The information on this sheet is subject to verification and no liability for errors or omissions is assumed by the Schrader Agency.

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 **SCHRADER**
Real Estate and Auction Company, Inc.

866-340-0445
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SCHRADER REAL ESTATE & AUCTION CO. INC.

Listing Agent: JERRY EHLE

OHIO SAL. LICENSE: #2006001035
OHIO BROKER LICENSE: #REC.0000314452

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BUILDING #1



BUILDING #2



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