

1909 Old Mansfield Road Industrial Facility For Sale

Wooster, OH



Property Features

- Available: 95,000 ± SF
- Fully air conditioned interior
- Approximately 52,000 SF of finished space and 43,000 SF of warehouse
- Close to US 30
- Approximately 17 acres
- Asking price: \$995,000



Commercial Real Estate Services, Worldwide.
Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Contact Information

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Building Information

Location:	1909 Old Mansfield Road
Total Square Feet:	95,000 ± SF
Warehouse Area:	43,000 ± SF
Office Area:	52,000 ± SF
Construction:	Brick / Metal
Land Area:	17 Acres
Zoning:	Industrial
Ceiling Height:	12' clear
Drive-In Doors:	3
Docks:	2
Floors:	Concrete
Parking:	+/- 240 Cars
Sprinklered:	Yes
Heat/AC:	Gas-Fired/Forced Air
Lighting:	Metal Halide/ Fluorescent
Electric Power:	240V/3 Phase/400 Amp
Security System:	Yes
Comments:	Close to US 30, fully air conditioned facility in very good condition



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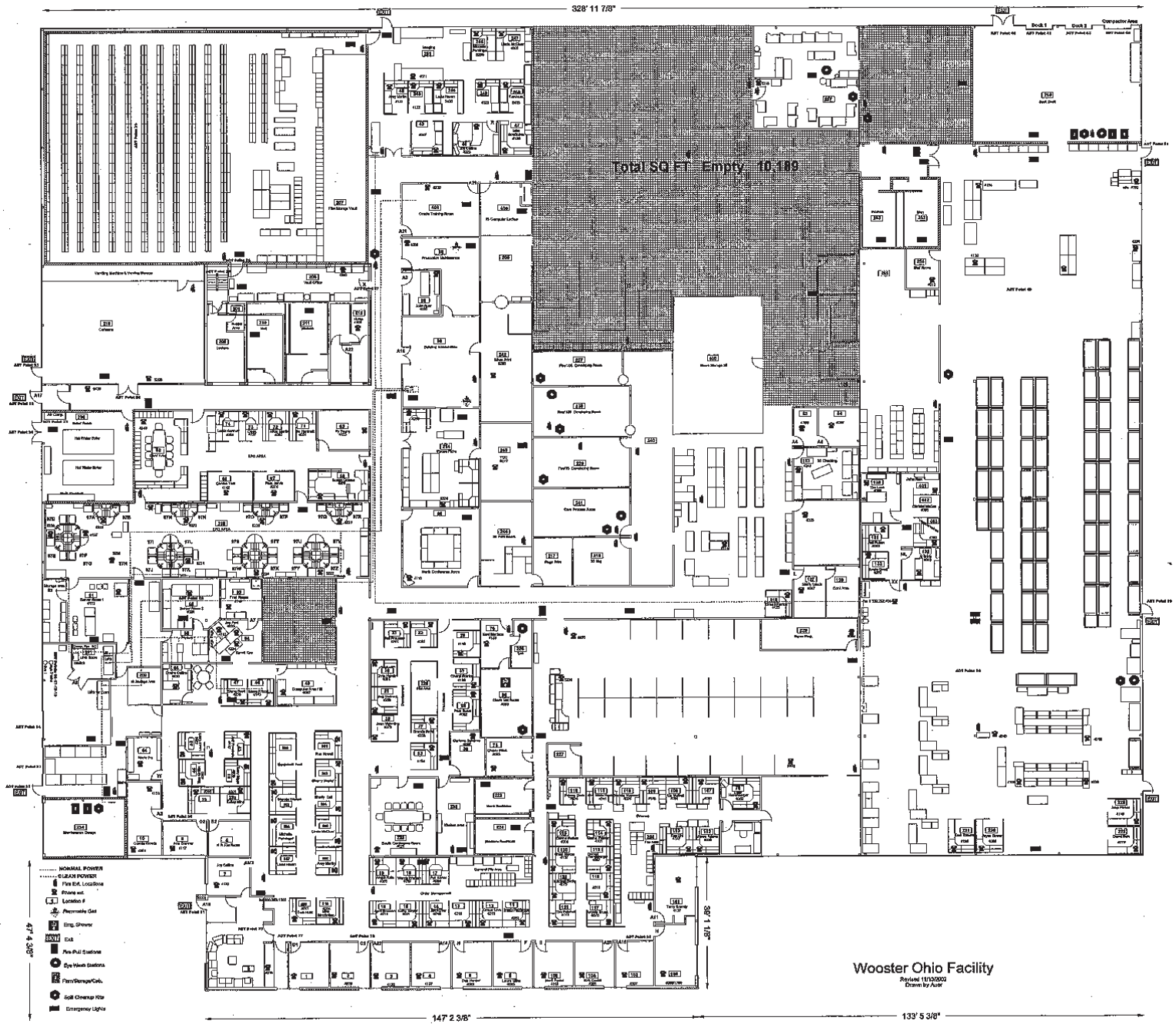
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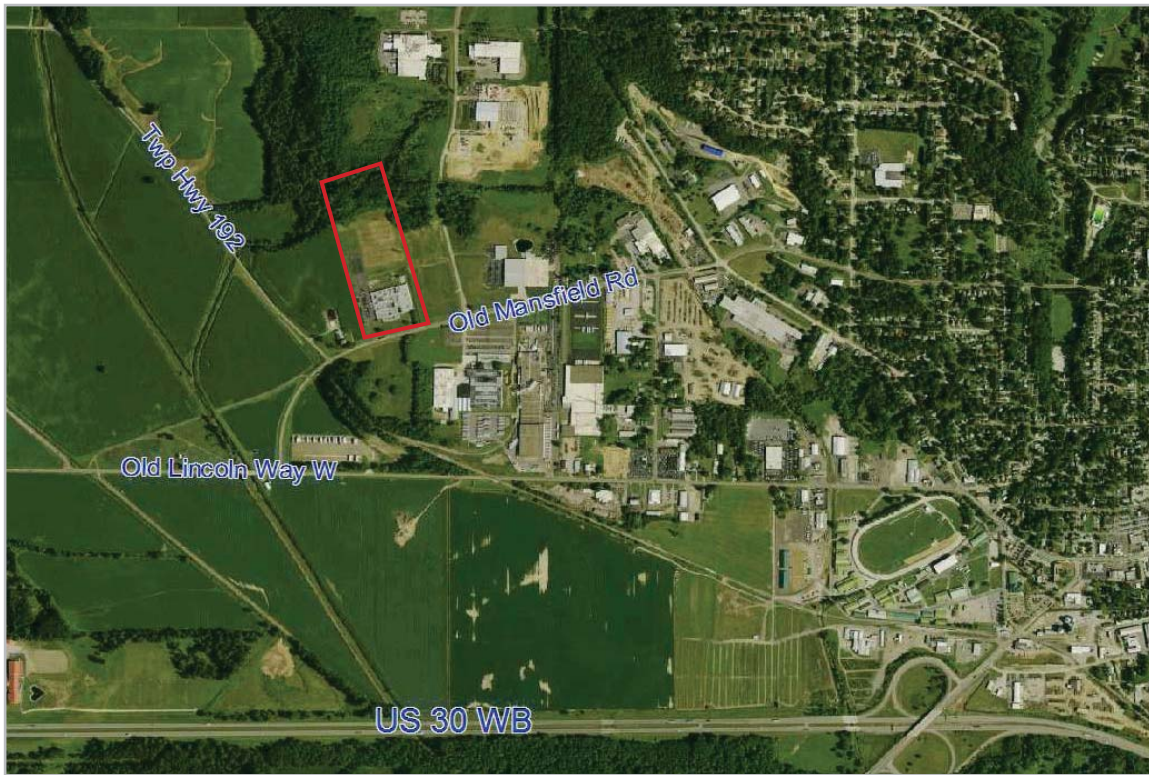
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Labor Statistics

Available Workforce Within Area Counties

County	Labor Force	Unemployment
Wayne	59,200	5.0%
Medina	92,500	5.8%
Ashland	27,000	6.3%
Holmes	19,000	4.1%
Stark	187,100	6.2%
Summit	293,700	5.5%

Employment Status

Sources: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3), 2000

EMPLOYMENT STATUS		
Population 16 years and over	84,608	100%
In labor force	57,350	67.8%
Civilian labor force	63,300	67.8%
Not in labor force	27,258	32.2%
Employed	57,200	65.6%
Unemployed	3,100	2.2%
Percent of civilian labor force (January, 2006)	5.1	(X)
Percent of civilian labor force (January, 2005)	5.9	(X)

Demographics

Census 2000 Demographic Profile Highlights:

General Characteristics	Number	Percent	U.S.
Total population	24,811		
Male	11,843	47.7	49.1%
Female	12,968	52.3	50.9%
Median age (years)	35.7	(X)	35.3
Under 5 years	1,550	6.2	6.8%
18 years and over	19,360	78.0	74.3%
65 years and over	3,684	14.8	12.4%
One Race	24,458	98.6	97.6%
White	22,972	92.6	75.1%
Black or African American	947	3.8	12.3%
American Indian and Alaska Native	64	0.3	0.9%
Asian	383	1.5	3.6%
Native Hawaiian and Other Pacific Islander	2	0.0	0.1%
Some other race	90	0.4	5.5%
Two or more races	353	1.4	2.4%
Hispanic or Latino (of any race)	266	1.1	12.5%
Household population	22,844	92.1	97.2%
Group quarters population	1,967	7.9	2.8%

LOCATION	MILES	TIME
Cleveland OH	50	1 hr
Youngstown OH	60	1.2 hr
Columbus OH	90	1.8 hr
Pittsburgh PA	96	1.9 hr
Toledo OH	105	2 hr
Detroit MI	125	2.5 hr
Cincinnati OH	180	3.6 hr
Chicago IL	305	6 hr
New York NY	405	8 hr



Highway Accessibility



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