

FOR SALE

MODERN MANUFACTURING FACILITY

Seller interested in a partial lease-back



600 East Chestnut Street | Orrville, Ohio 44667

Property Highlights

SALE PRICE: \$6,750,000

PARCEL (1):

- » Parcel Id: 58-00642.000
- » Acreage: 29.38
- » Land Use: 330 - Manufacturing & Assembly, Med.
- » Descrip: SECT 30 SEPT NW
29.38A MP 9 CD 281
- » Tax Dist: 58
- » School Dist: Orrville CSD
- » Township: Baughman
- » City: Orrville
- » Property Tax: \$109,994.84 (Annual)
- » Zoning: I-2, Heavy Industrial

PARCEL (2):

- » Parcel Id: 04-00194.000
- » Acreage: 29.20
- » Land Use: 330 - Manufacturing & Assembly, Med.
- » Descrip: 11-17-30 SWPT NE
29.74A CD 793
- » Tax District: 04
- » School Dist: Orrville CSD
- » Township: Baughman
- » City: Unincorporated
- » Property Tax: \$9,183.66 (Annual)
- » Zoning: None

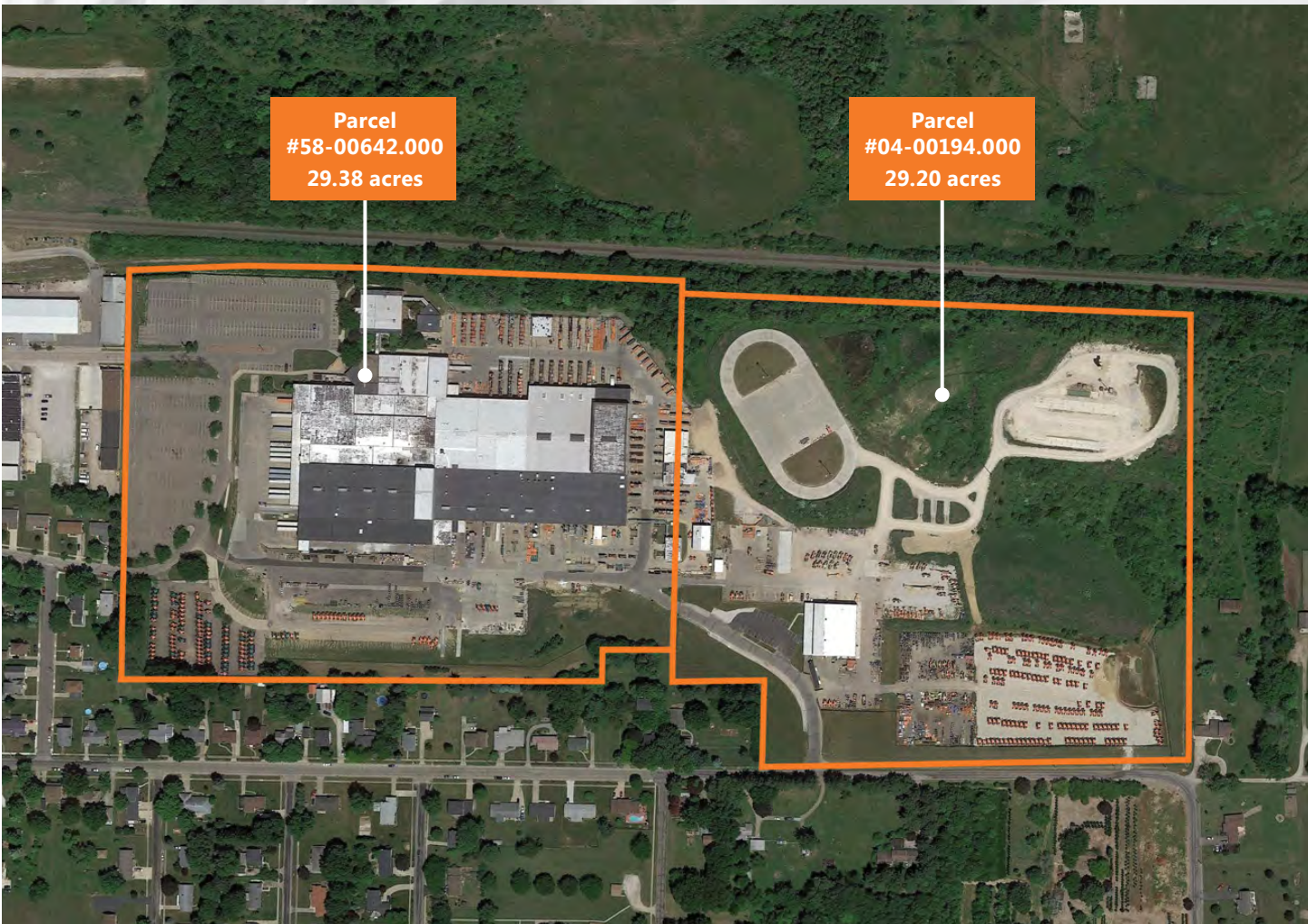
UTILITIES:

» Electric Supplier	Orrville Municipal Utilities
Location	Pine Street
Primary	3 Phase 13,000 Volts Reduced to 460 Volts
» Gas Supplier	Dominion East Ohio Gas
Location	Pine Street
Main Size	4" Steel Line
Pressure	20 PSI after Meter and Regulator
» Water Supplier	Orrville Municipal Utilities
Location	Paradise Street
Main Size	10"
Pressure	Stat 88 PSI, Res 74 PSI, Flow 1300 GPM

» Sanitary Sewer	Orrville Municipal Utilities
Location	Pine Street
Main Size	8"
» Storm Sewer	General Permit
Location	Discharge to Creek North of Plant
Main Size	30"
» Telecomm	Sprint United Telephone
Fiber Optics	Throughout Facility
» Paint System	With Synthetic Minor Permit
» Sprinkler System	100% with Booster Backup Pump and Simplex Monitoring System



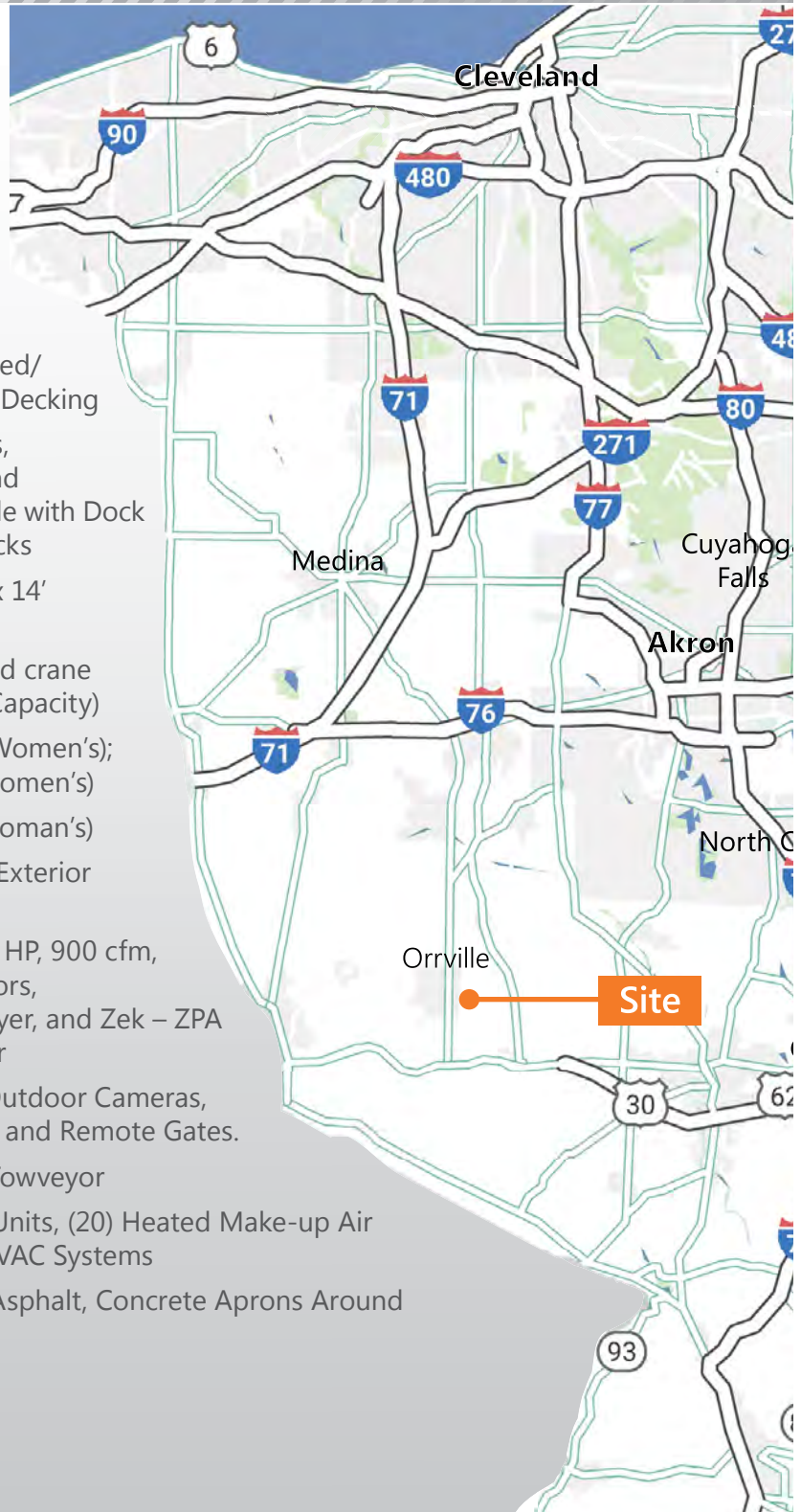
Parcel view/ Aerials



Property Highlights

GENERAL BUILDING DATA:

- » Column Spacing: Varies 20' to 40'
- » Bay Width: Up to 70'
- » Ceiling Height: 12'-11" to 62'-0"
- » Floor Type: Steel Reinforced Concrete
- » Windows: Plate Glass
- » Wall Type: Concrete Block and Steel Siding
- » Roof Type: Built-up Insulated Sloped/ Flat Roof. Wood/Metal Decking
- » Truck Docks: (32) with Dock Levelers, Trailer Locks, Lights, and Power Doors. (2) outside with Dock Levelers and Trailer Locks
- » Drive In Doors: (22) Various Sizes; 12' x 14' to 20' x 20' Powered
- » Cranes: Cranes and/or overhead crane rails (1-Ton to 10-Ton Capacity)
- » Restrooms: Office – 6 (3 Men's, 3 Women's); Plant – 6 (3 Men's, 3 Women's)
- » Locker Rooms: Plant – 2 (1 Men's, 1 Woman's)
- » Lighting: Interior – Fluorescent, Exterior Mercury Vapor
- » Compressed Air: (2) Comp Air Leroi 200 HP, 900 cfm, 100/125 psi Compressors, Zek – 1900 HDF Air Dryer, and Zek – ZPA 180 oil/water separator
- » Security: Card Access Control, Outdoor Cameras, Fencing, Guard House, and Remote Gates.
- » Floor Conveyor: (1) Southern Systems Towveyor
- » HVAC: Plant: (5) Air Rotation Units, (20) Heated Make-up Air Units, Office: Carrier HVAC Systems
- » Exterior: 800 Parking Spaces – Asphalt, Concrete Aprons Around Facility Perimeter
- » Finished %: 13.4%
- » Condition: Excellent
- » Land Ratio: 7.19:1



Strategically located, the property is minutes to US Highway 30 and State Highway 57. It provides convenient access to Canton, Akron and Akron-Canton Airport. Orrville is known as a hardworking, resident-friendly community, Orrville offers an excellent business environment, outstanding educational opportunities and an excellent quality of life.



SQUARE FOOTAGE:

- » North Office: 20,400 Ft² (Ground Floor - 10,200 Ft², 1st Floor - 10,200 Ft²)
- » South Office: 24,039 Ft² (Ground Floor - 6,485 Ft², 1st Floor - 17,554 Ft² which includes a 3,141 Ft² Cafeteria)
- » Auditorium: 2,850 Ft² With Pull-out Bleachers, AV Equipment, etc.
- » Production Sp: 272,000 Ft²
- » Auxiliary Bldgs: 30,405 Ft²
 - Six Bay Building-7,250 Ft²
 - Training Building-2,360 Ft²
 - Tam Farm Building-2,400 Ft²
 - R&D Building-15,625 Ft²
 - Maintenance Building-2,500 Ft²

TRANSPORTATION:

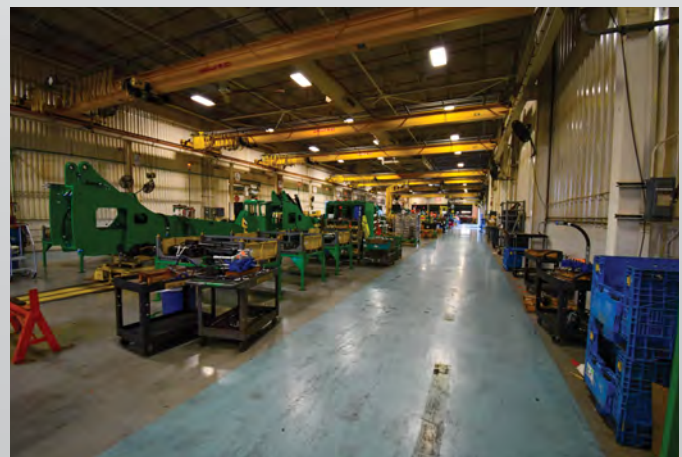
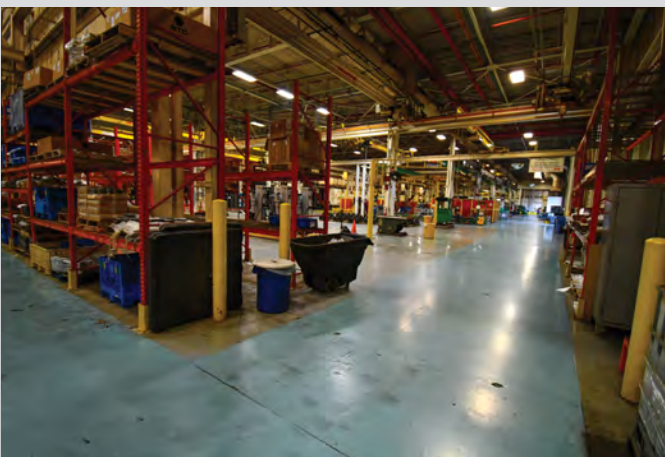
- » Interstate: I-76 (15 Miles), I-71 (20 Miles), I-77 (20 Miles)
- » Highway: SR 57 (1 Mile), SR585 (3 Miles), US 30 (3 Miles)
- » Rail: Norfolk and Southern, Wheeling and Lake Erie (Siding Possible)
- » Intl Airport: Cleveland (50 Miles)
- » Reg Airport: Canton-Akron (30 Miles)
- » Local Airport: Wayne County (5 Miles - Accommodates Corporate Jets)
- » Water Port: Cleveland (60 Miles)

MAJOR CITIES:

- » Cleveland 50 Miles
- » Columbus 85 Miles
- » Pittsburgh 89 Miles
- » Charleston 170 Miles
- » Detroit 195 Miles
- » Indianapolis 245 Miles
- » Chicago 325 Miles
- » New York City 400 Miles

Property Photos

INTERIOR IMAGES:



Property Photos

EXTERIOR IMAGES:



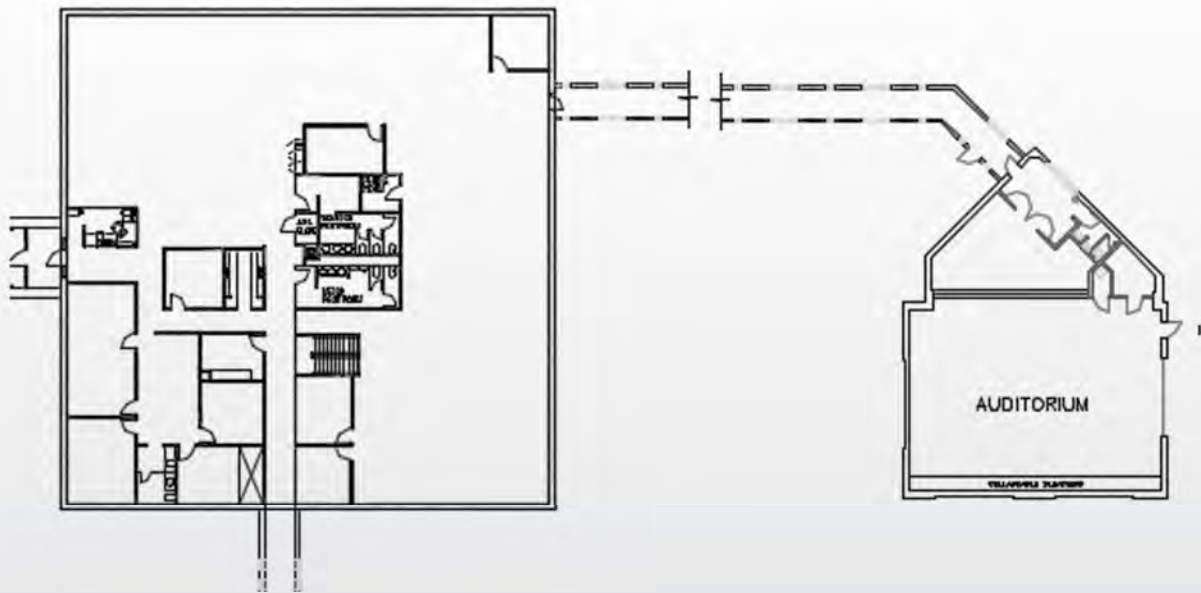
Floor Plans

NORTH OFFICE AREAS:

FIRST FLOOR

North Office Building-10,200 SF

Auditorium - 2,850 SF

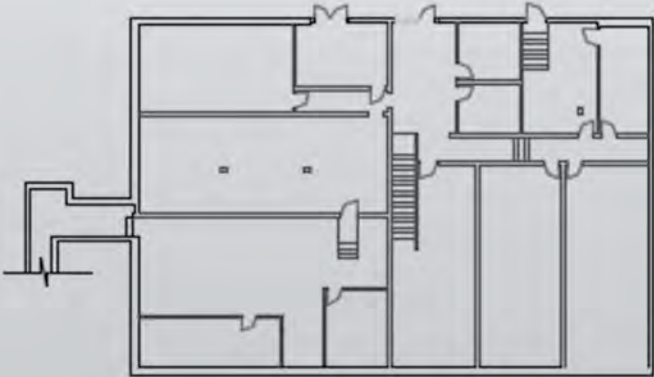
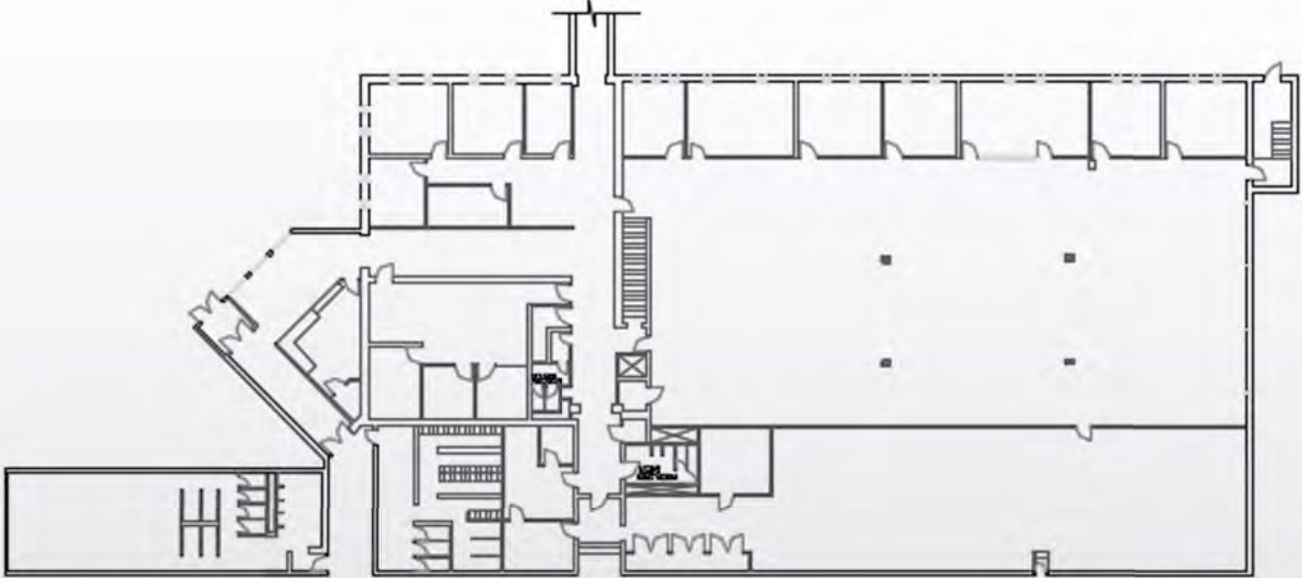


GROUND FLOOR

North Office Building-10,200 SF

FIRST FLOOR

South Office Building—17,554 SF

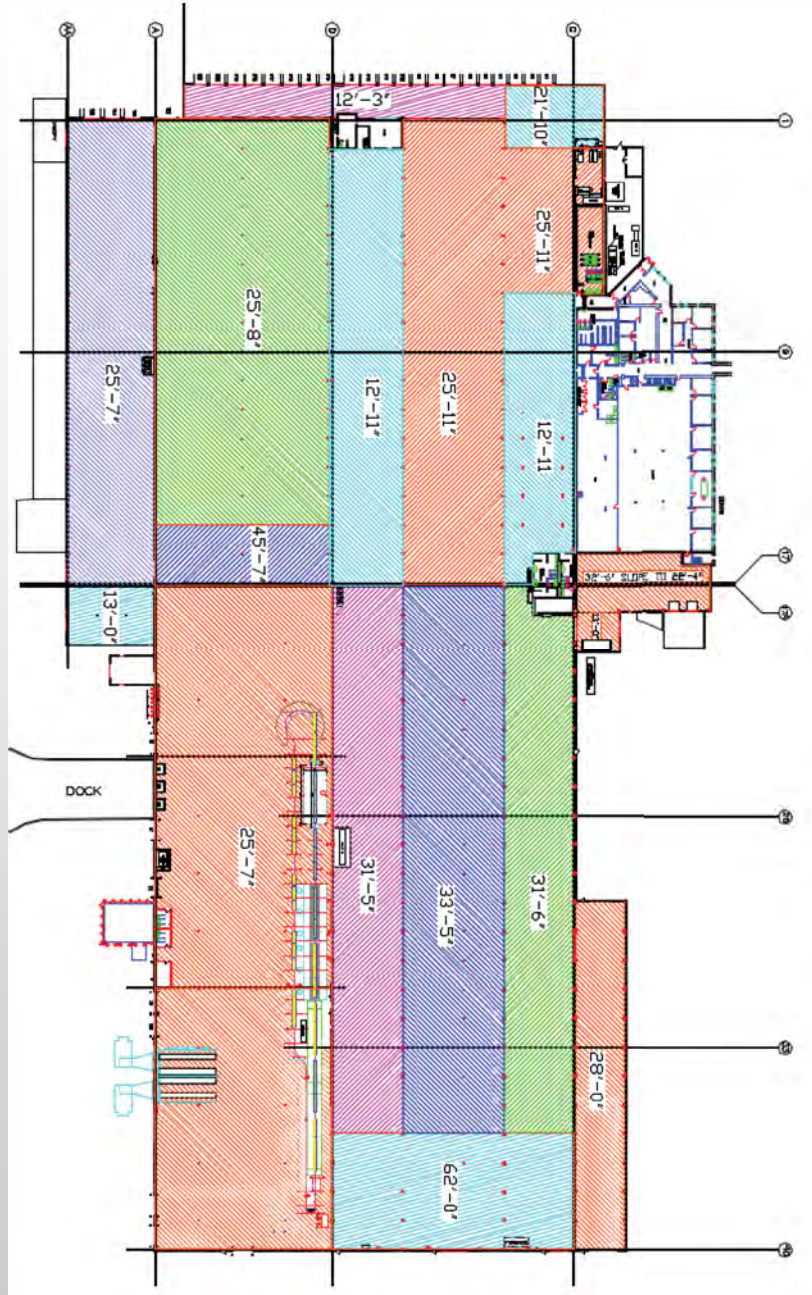


GROUND FLOOR

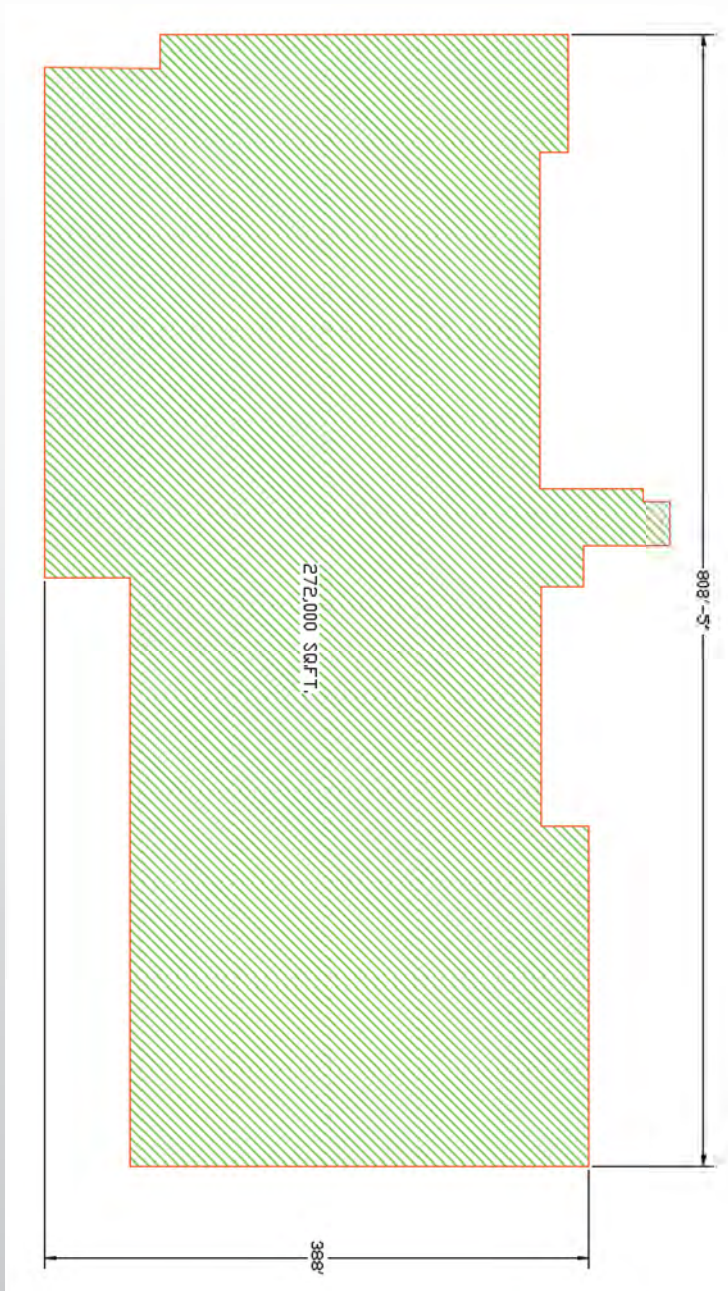
South Office Building— 6,485 SF

Floor Plans

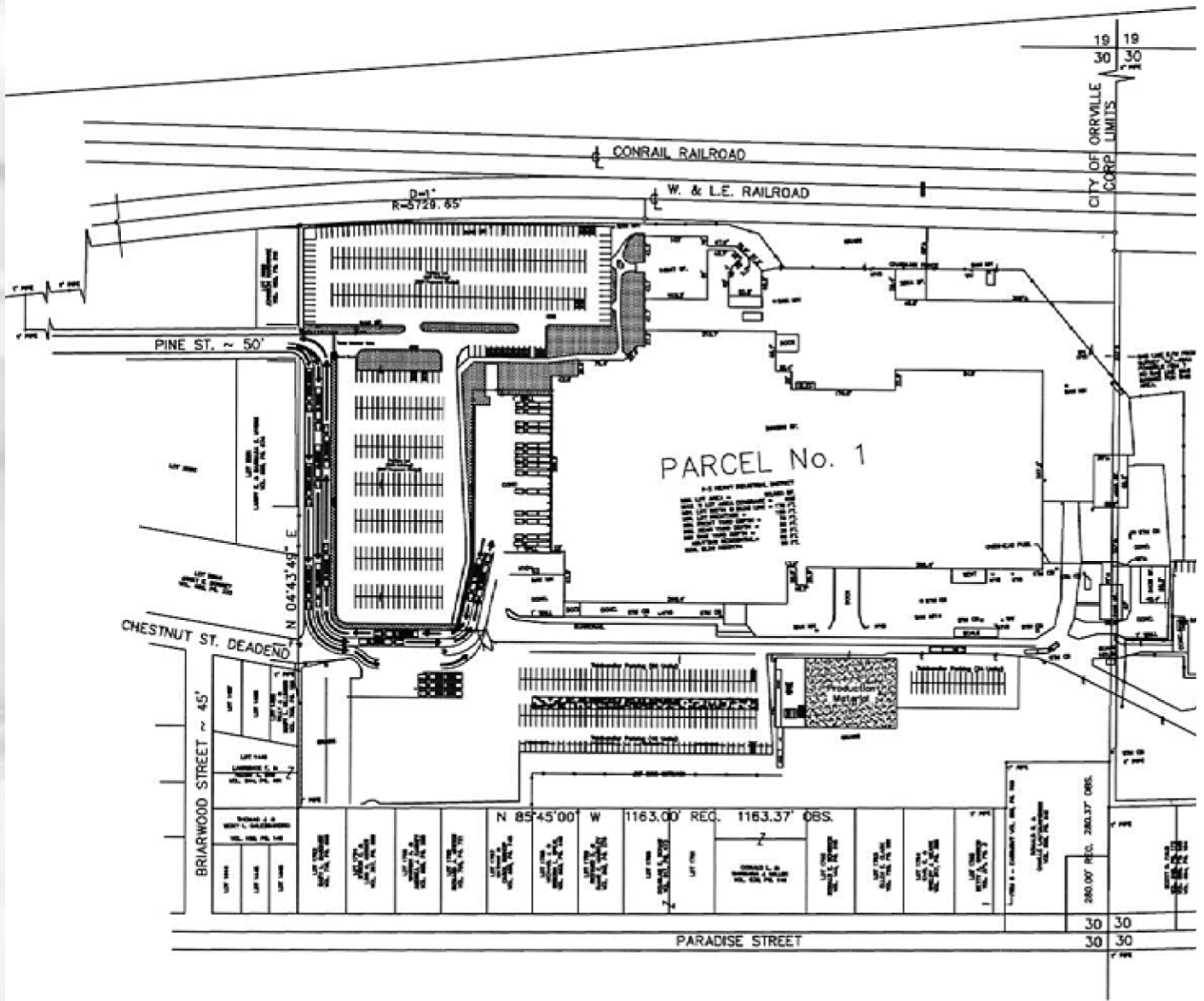
MANUFACTURING CEILING HEIGHTS

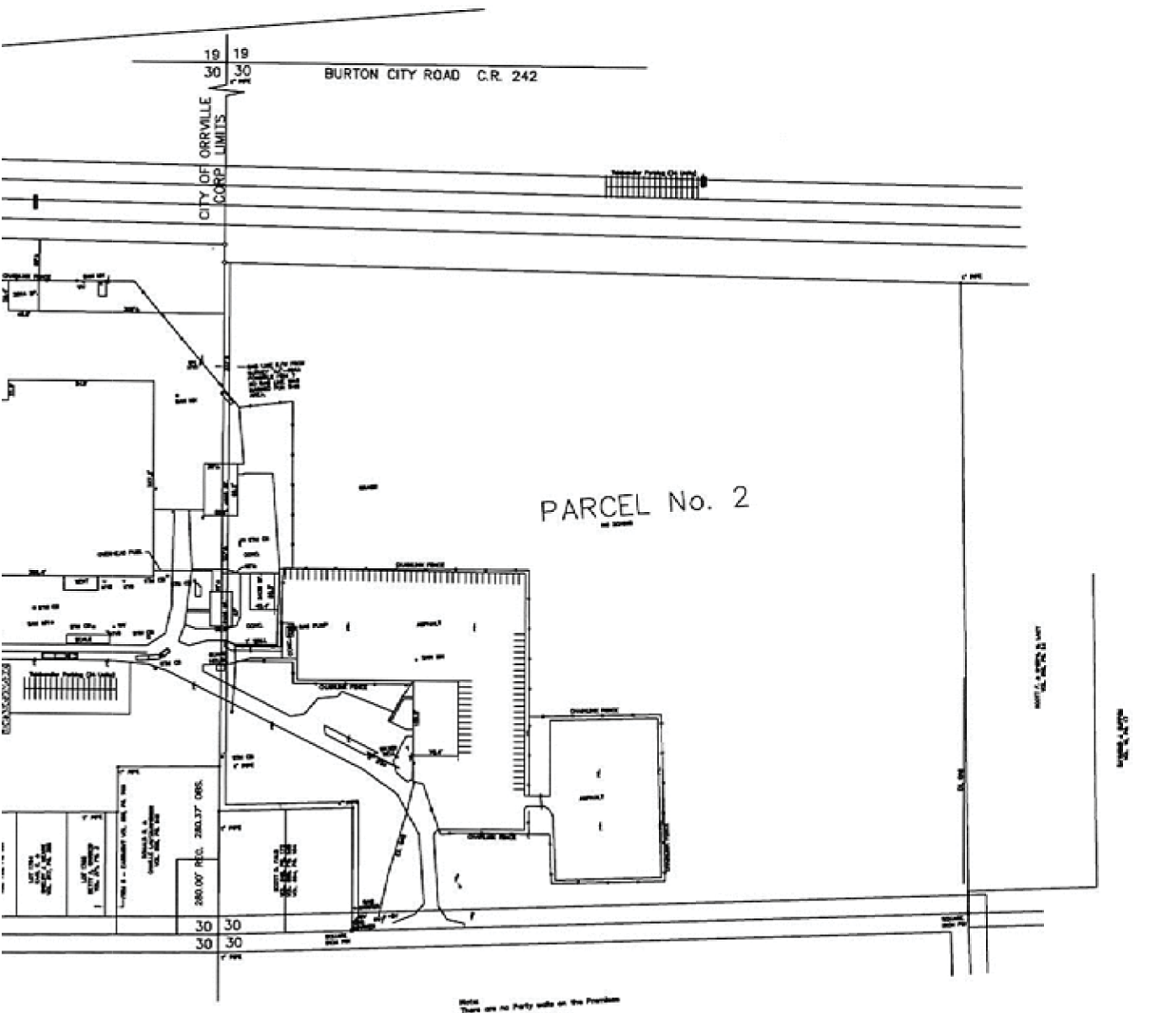


MANUFACTURING SQUARE FEET



Site Plan





600 EAST CHESTNUT STREET

Orrville, Ohio 44667



For more information, please contact:

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