FOR SALE

NNN Leased Investment Opportunity

Scott Hrabcak, SVP/Director Commercial Real Estate
Julie Woodson, Commercial & Investment Real Estate Specialist
Nick Manus, Commercial & Investment Real Estate Specialist

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451 E. Coshocton Rd. Johnstown, Ohio 43031

OFFERING INFORMATION

- Free Standing Manufacturing Building
- Fresh Eight (8) Year NNN Lease
- Strong National Credit Tenant
- Long 160 Year Company History
- 10 Year 100% Tax Abatement on New 75,000 Sq. Ft. Improvements

IMPROVEMENTS

- Approximately 125,000 (+-) Sq. Ft.
- New 75,000 (+-) Sq. Ft. Addition
- 13.02 (+-) Acres

PRICING

Offering Price: \$12,900,000.00



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Julie Woodson <u>JulieWoodson@HannaCRE.com</u> PH: 614-506-0476

Nick Manus Nicholas Manus @ Hanna CRE.com PH: 614-329-0093



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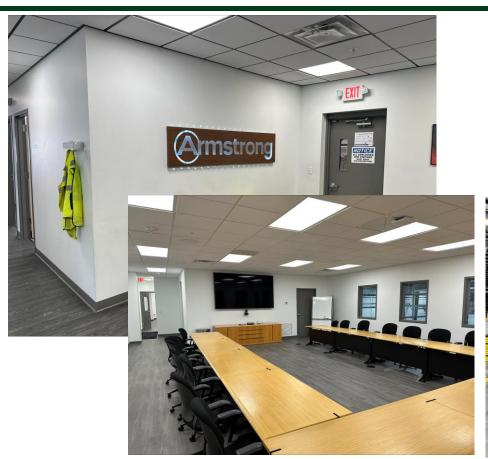
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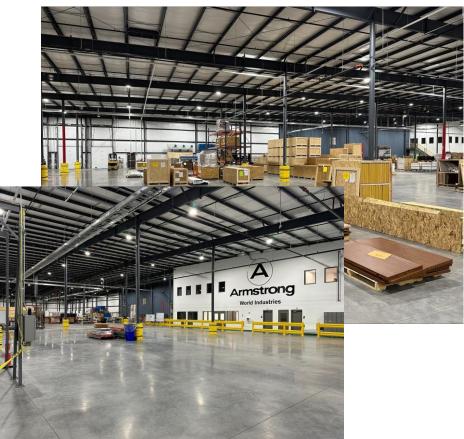
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