

**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



# NNN Leased Investment Opportunity

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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