

For Lease



327 Ashland Road, Mansfield, Ohio 44905

Retail For Lease in Mansfield, Ohio

- Former Iron Pony location in Mansfield, Ohio
- This space offers $\pm$ 12,652 Square Feet of Retail Showroom, Office, Service Area, and Warehouse
- Located off of Ashland Road, nearby downtown Mansfield, Ohio
- Five parcels Totaling $\pm$ 0.79 AC
- Site Includes Two Drive-In Doors of 10' and 12' in Height
- Additional Attic Storage Space Located Within
- Excellent Frontage and Access From Ashland Road
- \$6/SF Modified Gross



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangast@bestcorporaterealestate.com

4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

327 Ashland Road, Mansfield, Ohio 44905

Exterior Photos



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangast@bestcorporaterealestate.com

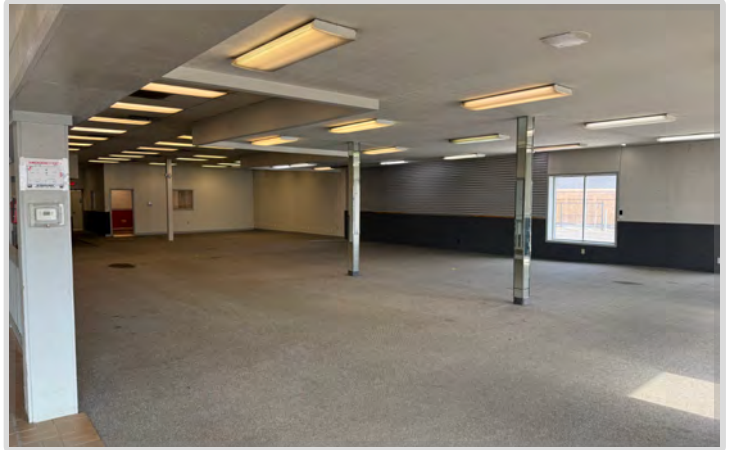
4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



327 Ashland Road, Mansfield, Ohio 44905

Interior Photos



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangast@bestcorporaterealestate.com

4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



327 Ashland Road, Mansfield, Ohio 44905

Additional Property Information

Legal Information

Legal Property Description	Retail with Workshop for Lease
Price	\$5.00/SF MG
Parcel Numbers	0289001511000, 0289002607000, 0289010501000, 0289011203000, 0289010502000
Possession	Immediate

Land Information

Land Acreage	± 0.79 Acres
Current Zoning	B-2 General Business District
Township	Mansfield

Structural Information

Total Building Square Footage	± 12,652 SF
Unit Square Footage	± 12,652 SF
Year Built	1987
Drive-In Doors	2

Additional Information

Lot Specifics	Excellent Frontage and Access to Route 42
Clear Height	14'
Fees and Associations	None
Water/Sewer System	Public

1167.06 B-2 GENERAL BUSINESS DISTRICT.

(a) Purpose. The purpose of this district is to provide for more diversified business establishments which are not generally located adjacent to residential neighborhoods. The General Business District contains shopping areas which are community wide or regional in nature and should be served by State highways or at least four-lane streets.

(b) Permitted Uses. (1) All uses permitted in Section 1167.05(b).
(2) Department stores and supermarkets.
(3) Newspaper printing and publishing.
(4) Furniture stores.
(5) Preparation and processing of food and drink to be sold and/or consumed on the premises including bakeries, delicatessens, restaurants, ice cream parlors and taverns.

(6) Commercial recreation facilities whose principal activity is located within an enclosed building such as: bowling alleys, billiard halls, skating rinks, tennis and racquet ball courts, health spas, fitness centers, video arcades and similar activities.

(7) Post offices and similar governmental office buildings.

(8) Hotels and motels.

(9) Cultural and recreational establishments such as

museums, civic centers, sports arenas and theaters.

(10) Building materials dealers, heating and plumbing supplies, electrical supply stores, hardware and farm equipment.

(11) Electrical, furniture and miscellaneous repair shops.

(12) Veterinary hospitals and dog and other animal kennels of a commercial nature.

(13) Miniwarehouses and storage facilities for storage of vehicles and goods not involving regular truck traffic and only minimal loading and unloading.

(14) Other uses similar in nature to the above uses. (15) Accessory uses as regulated by Chapter 1175. (16) Automobile parking spaces and loading areas as regulated by Chapter 1179.

(c) Conditionally Permitted Uses.

(1) Gasoline service stations and minor automotive repair subject to site plan approval by the Planning Commission and subject to the conditions listed in Chapter 1183.

(2) New and used auto sales and major automotive service and repair, subject to a site plan approval by the Commission and to the conditions listed in Chapter 1183.

(3) Automotive car washes subject to site plan approval by the Commission and to the conditions listed in Chapter 1183.

(4) Funeral homes and mortuaries provided that adequate

area is provided off the street for assembling vehicles to be used in funeral processions, and further provided such space is in addition to required off-street parking.

(5) Light manufacturing/assembly businesses operated in existing structures subject to a site plan approval by the Commission and to the conditions listed in Chapter 1183.
(6) All uses conditionally permitted in Section 1167.05(c) shall be conditionally permitted in the B-2 District.

(d) Area, Height, and Bulk Regulations.

(1) Minimum yard requirements:

A. Front yard: 30 feet

B. Rear yard: 30 feet, except where the lot abuts an R-1 or R-2 District, or a lot developed for a one- or two-family dwelling, in which case the rear yard shall be 40 feet.

C. Each side yard: No requirement or interior lot lines;

where a lot to be used for business abuts an R-1 or R-2

District, or a lot developed for a one- or two-family

dwelling, the side yard shall be 30 feet, with a greenbelt to

provide screening for the adjacent residential property.

(2) Maximum building height: 50 feet and 3 stories

(3) Maximum ground coverage: 70%

(4) Other requirements: Where parking occupies part of

the front yard, a landscaping plan shall be approved by

the Zoning Administrator or the Commission.

(Ord. 86-260. Passed 12-16-86.)

James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangas@bestcorporaterealestate.com

4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



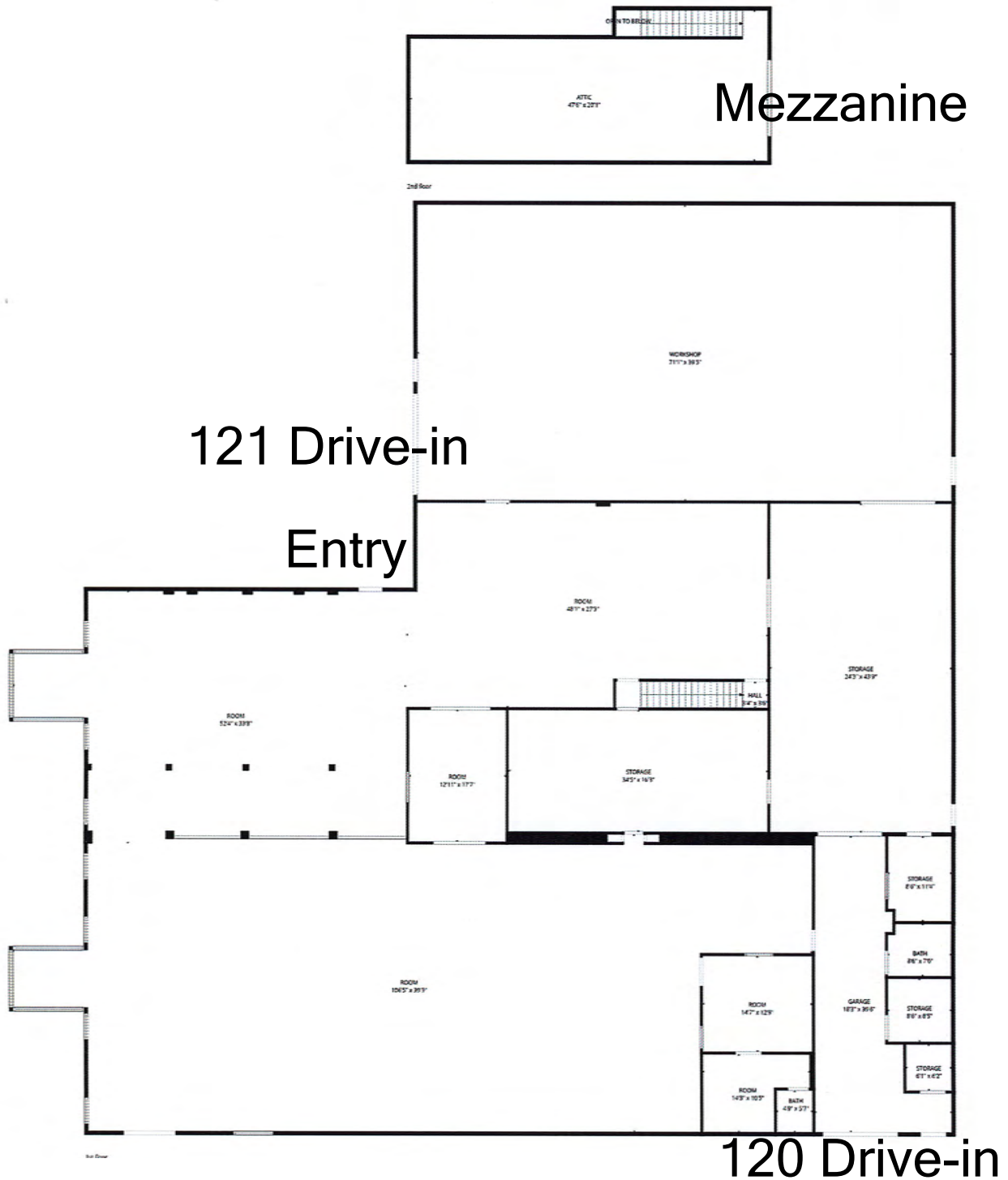
Parcel View



327 Ashland Road, Mansfield, Ohio 44905

Floor Plan

Front of Building



James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangast@bestcorporaterealestate.com

4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



327 Ashland Road, Mansfield, Ohio 44905

Nearby Amenities



James Mangas, CCIM

(614) 559-3350 Ext. 115

jmangas@bestcorporaterealestate.com

4608 Sawmill Road, Columbus, Ohio 43220

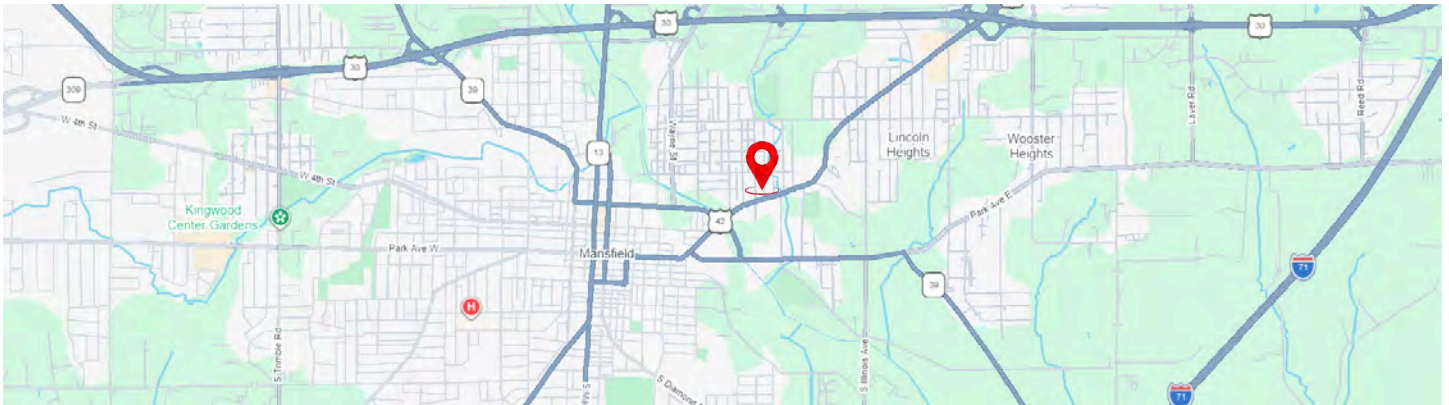
www.BestCorporateRealEstate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

327 Ashland Road, Mansfield, Ohio 44905

Traffic Counts and Regional Demographics



Local Traffic (2025)

Ashland Rd - 4th Ave	±15,793 VPD
East 5th St - Ashland Rd	±2,694 VPD
5th Ave - Orange St	±2,772 VPD



Local Demographics

	Within 1 Mile	Within 3 Miles	Within 5 Miles
Population	2,818	30,393	55,634
Households	2,640	15,068	23,779
Avg Household Income (2025)	\$38,125.43	\$40,228.97	\$46,809.88

James Mangas, CCIM

(614) 559-3350 Ext. 115

Jmangast@bestcorporaterealestate.com

4608 Sawmill Road, Columbus, Ohio 43220

www.BestCorporateRealEstate.com



This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. *Line Drawings are Approximate*

Disclaimer And Confidentiality Agreement

Best Corporate Real Estate has been retained as the broker regarding the sale/lease of this property/business.

This information is intended solely for the LIMITED use by the parties to consider whether to pursue an intent to offer or lease this property/business.

Although the information contained herein is believed to be correct, Best Corporate Real Estate, the Owner, and their officer's, agents and/or employees disclaim, any and all liability for representations, warranties, and or guarantees, expressed and/or implied, contained herein, or any omissions from the information being provided. This includes any additional oral or written communication made available to the recipient.

This information contains a brief overview of selected information pertaining to the affairs of the property/business. It does not claim to contain all the information a prospect may desire or require. There is no representation, warranty, expressed or implied as to the accuracy or completeness of the information, and there will be no liability of any kind whatsoever assumed by the Broker or Owner with respect hereto. Analysis and verification of this information is solely the responsibility of the prospect.

By accepting the receipt of this information, this confidentiality information is to be kept by the interested parties only. By accepting these documents, you are stating that you might be interested in pursuing an offer for the property/business. The enclosed contains information, pictures, and other materials that are informational only. Best Corporate Real Estate and the Owner does not deem this information to be all inclusive nor contain everything that a purchaser may require. The purchaser is responsible for reviewing for accuracy and the details of this information and may request additional information if desired.

By accepting this information, the potential prospect and/or the prospect's broker agree that the property information is confidential. Duplication or photocopying (all or in part) is not permitted. Best Corporate Real Estate deems this information reliable but cannot be made accountable for its accuracy. The owner of the property/business reserves the right to make any change, to add, delete, or modify the information at any time. The Owner reserves the right to reject any potential offer at any time without notice. This property information is not to be construed as an offer, a contract, or commitment.

The potential purchaser and or purchaser's broker is not allowed to communicate, interview, or represent to tenant/employee's that the property/business is for sale/lease.

No representation is made by Best Corporate Real Estate or Owner as to the accuracy or completeness of the information or photographs contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property/business.

Prospective Purchaser may not interview the tenants, represent to the tenants that the Property is for sale, or represent to the tenants that the Prospective Purchase is buying the property without written consent from the Owner.

Disclaimer And Confidentiality Agreement - Continued -

Additional Information and an opportunity to inspect the Property will be made upon written request by interested and qualified prospective investors and upon execution of a Confidentiality Agreement.

By the accepting this information, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this information or any of the contents to any other entity without the prior written authorization.

By acknowledgement of receipt of the Property information, Prospect and Broker agree that the Property information is confidential, proprietary and the exclusive possession of Owner and further that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Property information to any other person, firm or entity, without prior written authorization.

Prospect and/or Broker further agree that they will not duplicate, photocopy or otherwise reproduce the Property information in whole or in part or otherwise use or permit it to be used in any fashion.

Prospect and Broker hereby agree to indemnify Owner and Owner's Broker from any loss or damage, which may be suffered as a result of the breach of the terms and conditions of this Confidentiality Agreement. Owner expressly reserves the right at Owner's sole, singular, exclusive and arbitrary discretion to reject any or all proposals or expressions of interest in this Property and can terminate discussions in connection with any party at any time without notice or cause.

This information shall not be deemed to represent the state of affairs of the Property/Business or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this information.

The information provided has been gathered from sources that are deemed reliable, but the Owner does not warrant or represent or guarantee that the information is true or accurate. Again, you are advised to verify all information independently.

The inclusion or exclusion of information relating to any hazardous, toxic or dangerous chemical item, waste or substance relating to the property/business shall in no way be construed as creating any warranties or representations, expressed or implied by the Owner or its Broker/Agents as to the existence or nonexistence or any potential hazardous material.

BEST
Corporate Real Estate