

264 E. BEMENT STREET  
EDGERTON, OHIO 43517

INDUSTRIAL BUILDING FOR SALE  
13,365 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**FORMER KNOX TEXTILES**



**PRICE REDUCED**

## GENERAL INFORMATION

Sale Price:	\$475,000
Building Size:	13,365 SF
Number of Stories:	1
Year Constructed:	1956/1999
Condition:	Good
Acreage:	0.9
Land Dimensions:	135' x 244'
Closest Cross Street:	Michigan Avenue
County:	Williams
Zoning:	Light Commercial
Parking:	Unmarked lot
Curb Cuts:	2
Street:	2 lane, 2 way
Heavy Haul Route:	SR - 49



For more information, please contact:

**KEENAN FIELDS, SIOR**  
(419) 290 8334 or (419) 249 6311  
kfields@signatureassociates.com

**JARED JENSEN**  
(419) 249 6326 or (419) 377 8964  
jjensen@signatureassociates.com

**SIGNATURE ASSOCIATES**  
7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
www.signatureassociates.com

**BUILDING SPECIFICATIONS**

Office Space:	480 sf
Shop Space:	12,885 sf
Exterior Walls:	Concrete block
Structural System:	Block/steel
Roof:	Rubber
Floors/Coverings:	Concrete in shop, tile in office
Ceiling Height:	12' – 20'
Basement:	No
Heating:	Steam boiler, GFA in office
Air Conditioning:	Central air in office
Power:	3 phase, 400 amps
Security System:	None
Restrooms:	2
Overhead Doors:	1 –14' , 6 –12' (drive-in loading docks)
Truck Well/Dock:	2
Sprinklers:	None
Signage:	Facade
Rail:	None
Cranes:	None
Floor Drains:	Yes

**BUILDING INFORMATION**

Current Occupant:	Vacant
Occupancy Date:	Upon closing
Sign on Property:	Yes
Showing Instructions:	Contact Keenan Fields or Jared Jensen

**UTILITIES**

Electric:	Village of Edgerton
Gas:	Ohio Gas Company
Water:	Village of Edgerton
Sanitary Sewer:	Village of Edgerton
Storm Sewer:	Village of Edgerton

**2024 REAL ESTATE TAXES**

TD:	061
Parcel:	27020007.000
Total Taxes:	\$2,620.00

**Comments:****Operating Equipment:**

- 2013 Cleaver Brooks Clearfire-H Boiler 40 HP
- 2003 Ingersoll Rand 20 HP Rotary Air Compressor
- 1991 Kemco Hot Water Heater 2,000,000 BTU, 75 gal per minute with 1500-gal Stainless Steel Storage Tank

**HVAC Systems:**

- The HVAC system in the office was installed in 2019. The gas heaters in the rest of the building were installed in 2000. One steam heater was new in 2020.

**Roof Information:**

- The roof over the old part of the building was replaced in 2017. The new addition was built in 1999. They are both rubber roofs.

**Bus Duct Capacity:**

- The bus ducts have a max voltage of 600 and max Amps of 600.

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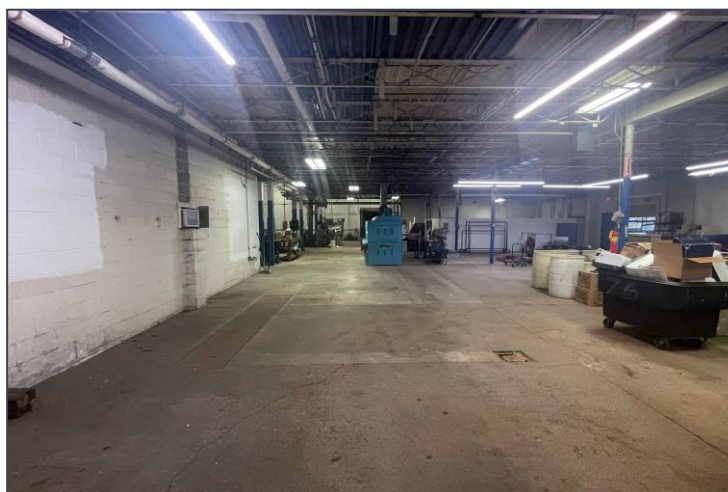
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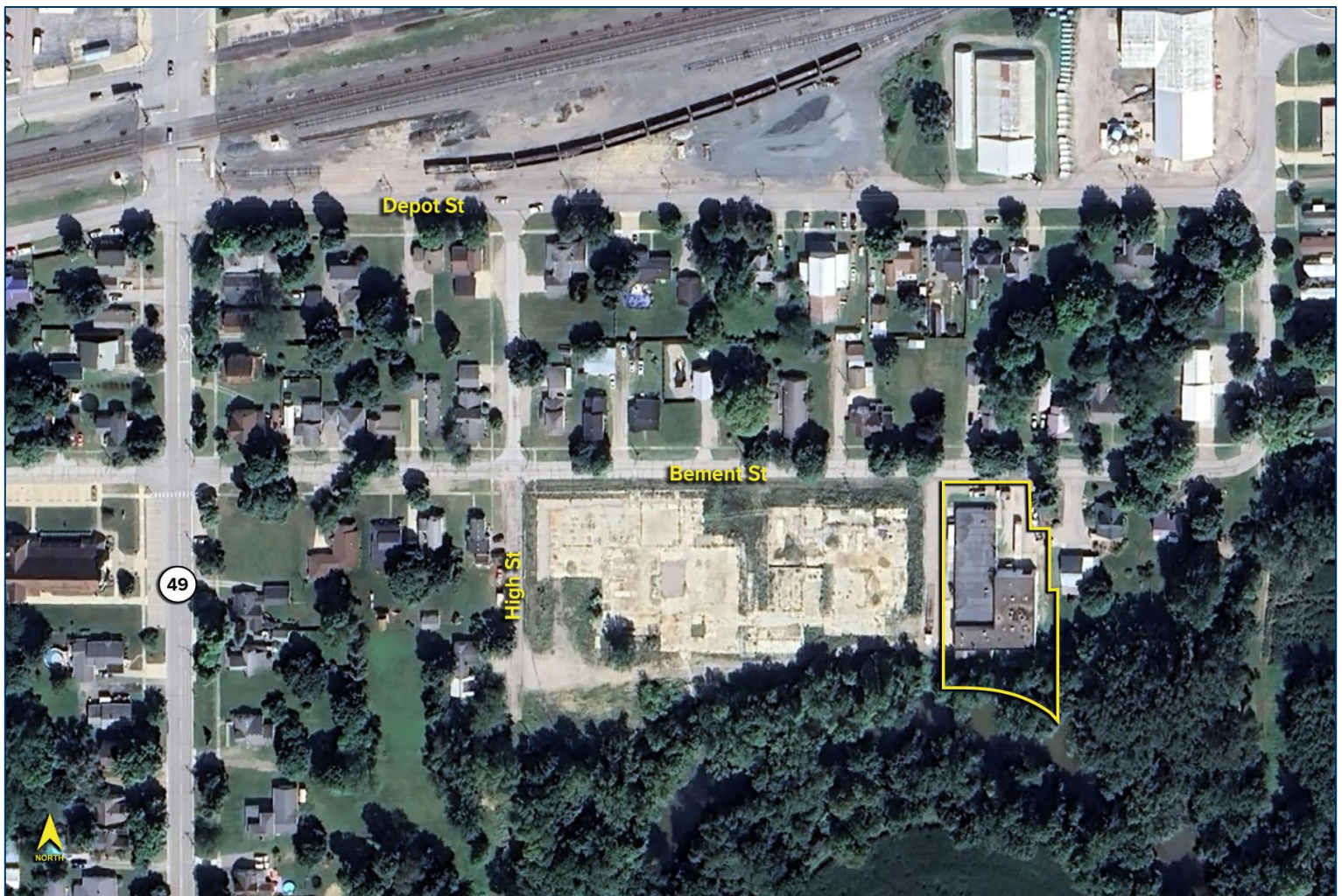
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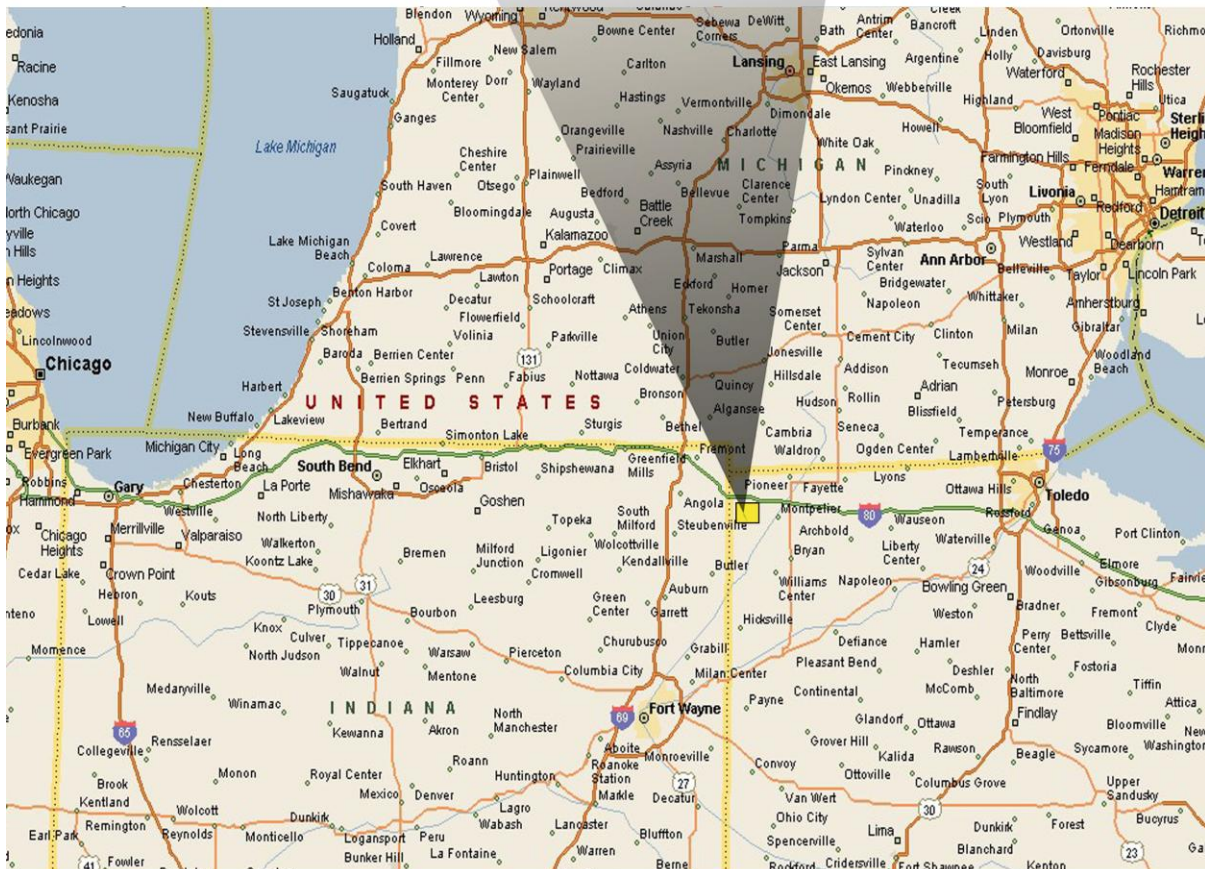
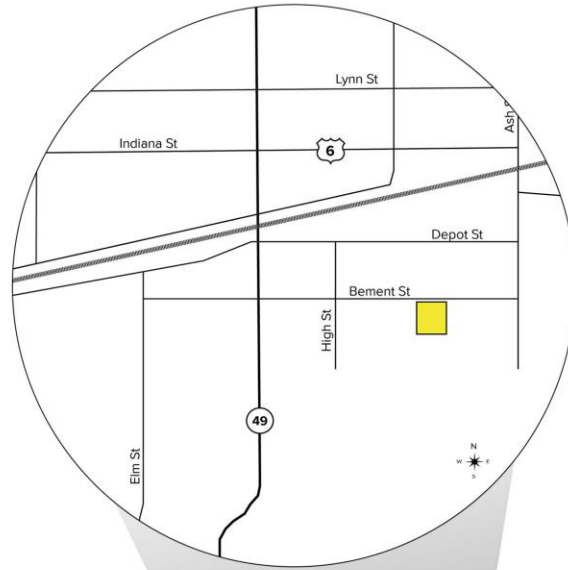
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## Industrial Building For Lease

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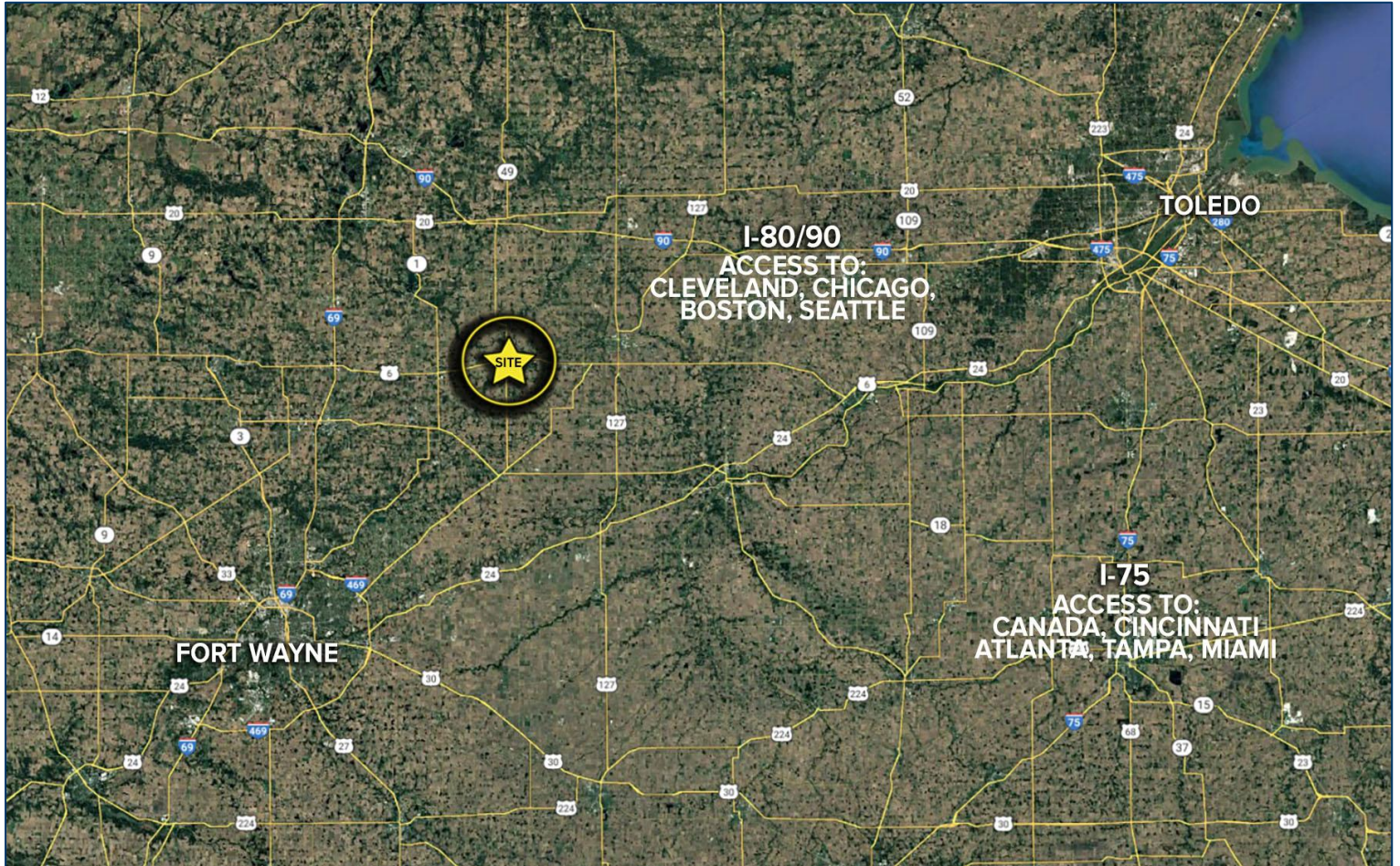
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#### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	1,908	\$47,974
3 MILE	2,595	\$52,722
5 MILE	3,976	\$61,384

#### TRAFFIC COUNTS (TWO-WAY)

5,095	S. Michigan Avenue - SR 49
5,346	Morrison Street - US 6

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