

AVAILABLE FOR LEASE / SALE: 2759 Long Rd, Wooster, Ohio 44691

Wooster Growth Corporation Accepting Proposals

12,000 ft² maintenance facility with offices · 2.4 Acres · Zoned M-2 Manufacturing · \$390,000 Appraised



Building Description

Features **12,000 square feet Clear-Span** building with free-standing center office space located on **2.462 acres** in Wooster's **Industrial (M-2) Zone** along Long Road. Two truck bays, concrete flooring and drain, 16-foot walls, aluminum siding, tin roofing, 240 Watt electric service at west bay with standard 110 throughout. Facility had once been a school bus mechanics garage before being converted to a parks maintenance facility with offices, repair areas, and workshops until recently.

The Wooster Growth Corporation is the non-profit Community Improvement Corporation for the City of Wooster with a focus on enhancing the local economy. Special consideration will be made for offers or proposals that include employment or support employment elsewhere within Wooster.

Asking Terms

Lease: \$4.00 sqft NNN \$4,000/mo. plus taxes, insurance, and general maintenance.

Fee-Simple Purchase: \$390,000 based on most recent appraisal update



Contact: Jonathan Millea, AICP
Development Coordinator
c/o Wooster Growth Corporation
538 N. Market Street
Wooster, Ohio 44691
Phone: (330) 263 – 5250
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2759 Long Road, Wooster, Ohio 44691 – Building Information

The Wooster Growth Corporation (an Ohio Community Improvement Corporation) is seeking offers to lease or purchase its 12,000 ft² former maintenance facility at 2759 Long Rd in Wooster. Please contact Jonathan Millea, project manager for Wooster Growth, (330) 263- 5250, for additional information. Property showings are available by appointment. A copy of the 2015 **Appraisal Report Update** and a **2013 Phase I Environmental Report** for **2759 Long Rd** is also available upon request.

AREA STATISTICS

Auditor Acres: 2.462
Auditor Paved: 0.3444 (15,000 ft²)
Zoning: M-2 Manufacturing
Special Zones: Enterprise Zone
Community Reinvestment Area
Easement: City Sewer Easement along West

BUILDING STATISTICS

12,000 Square Feet Total Clear-Span Building

- 2 Garage Bays (Former School Bus Garage)
- Aluminum Siding
- Tin Roof
- Concrete Floors (and drain)
- Minimum Ceiling 16-ft , Max 22-ft (estimated)
- Single-commode Restroom
- Washer/Dryer Hook-ups

Utilities

- Electric (Provided by AEP)
- 240 Watt Service on west and east walls
- Standard 110 Watt Service throughout
- Natural Gas (Dominion)
- Central Heating for Offices
- Infrared gas tubs heating for bays
- Water and Sewer (City of Wooster)
- Two restrooms and utility room
- Near fiber network (CenturyLink)
- Air Conditioning (Office Only)

Office Area

Free-standing offices within building include (Approximate 1,700 ft²) Areas are estimated:

- 3 Back offices (12x12), and three work rooms
- 2 Front Offices (12x14) and (14x14)
- Video surveillance system
- Conference Room (24x12)
- Break Room (24x24)
- Utility room and two single restrooms.
- Mezzanine Storage Area



Demographics (by Ohio Insite)

Year – Population (10 Minutes from Site)

2010 – 30,586

2012 – 30,845

2017 – 31,112 (Projected)

Household Income: Percent of Population

<\$15,000 :13.1%

\$15,000 - \$24,999: 15.6%

\$25,000 - \$34,999: 12.1%

\$35,000 - \$49,999: 16%

\$50,000 - \$74,999: 17.8%

\$75,000 - \$99,999: 9.6%

\$100,000 - \$149,999: 10.2%

\$150,000 - \$199,999: 2.2%

\$200,000+: 3.4%

Proximity

Highway US 30 – 1 mile

Highway SR 585 – 2 miles

Interstate I-71 – 15 miles

Interstate I-77 – 25 miles

Wayne County Airport – 5 miles

Akron Canton Reg. Airport – 40 miles

Cleveland Hopkins Int. Airport – 45 miles

Port of Cleveland – 55 miles

Port of Lorain – 56 miles

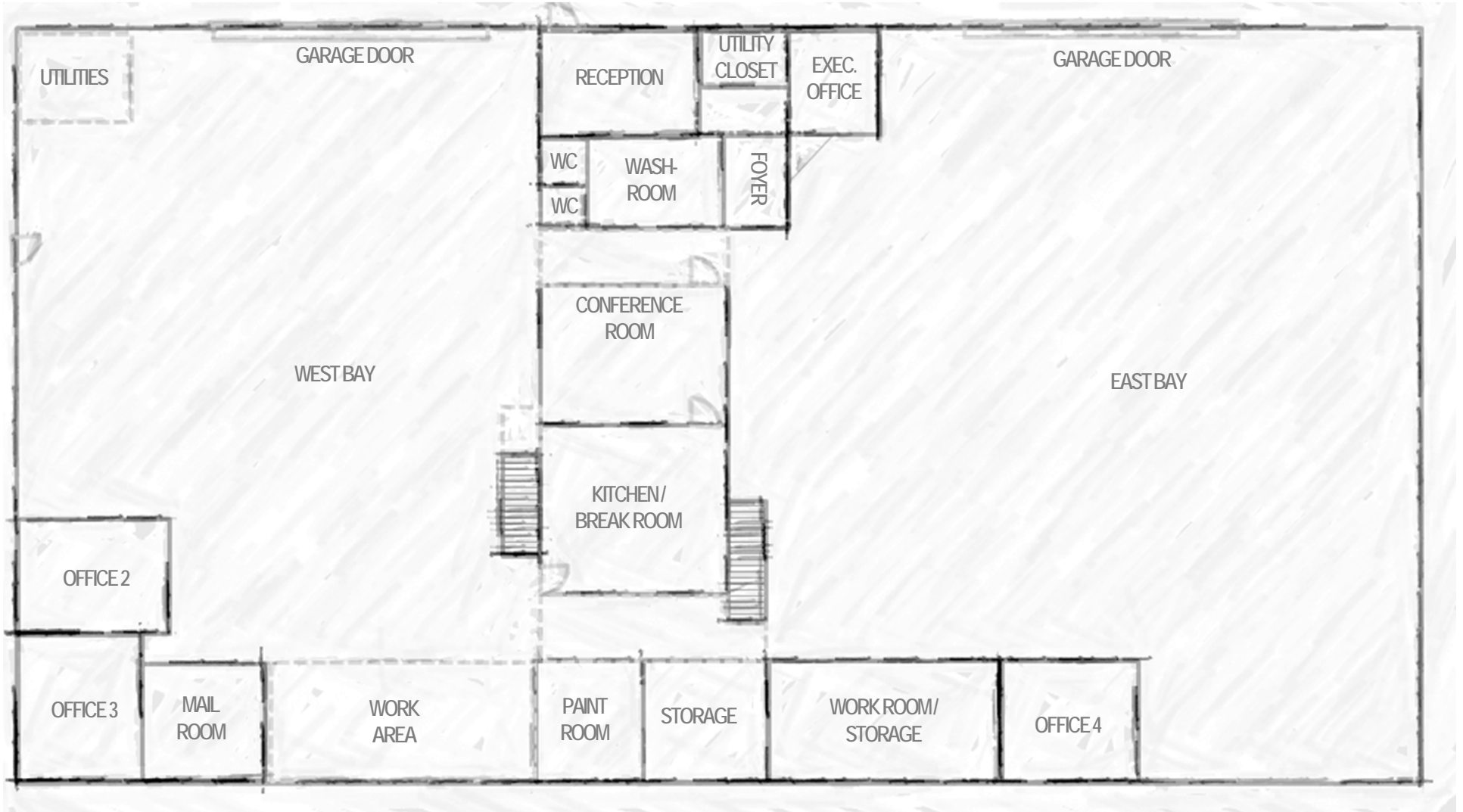
East Liverpool Ohio River – 85 miles

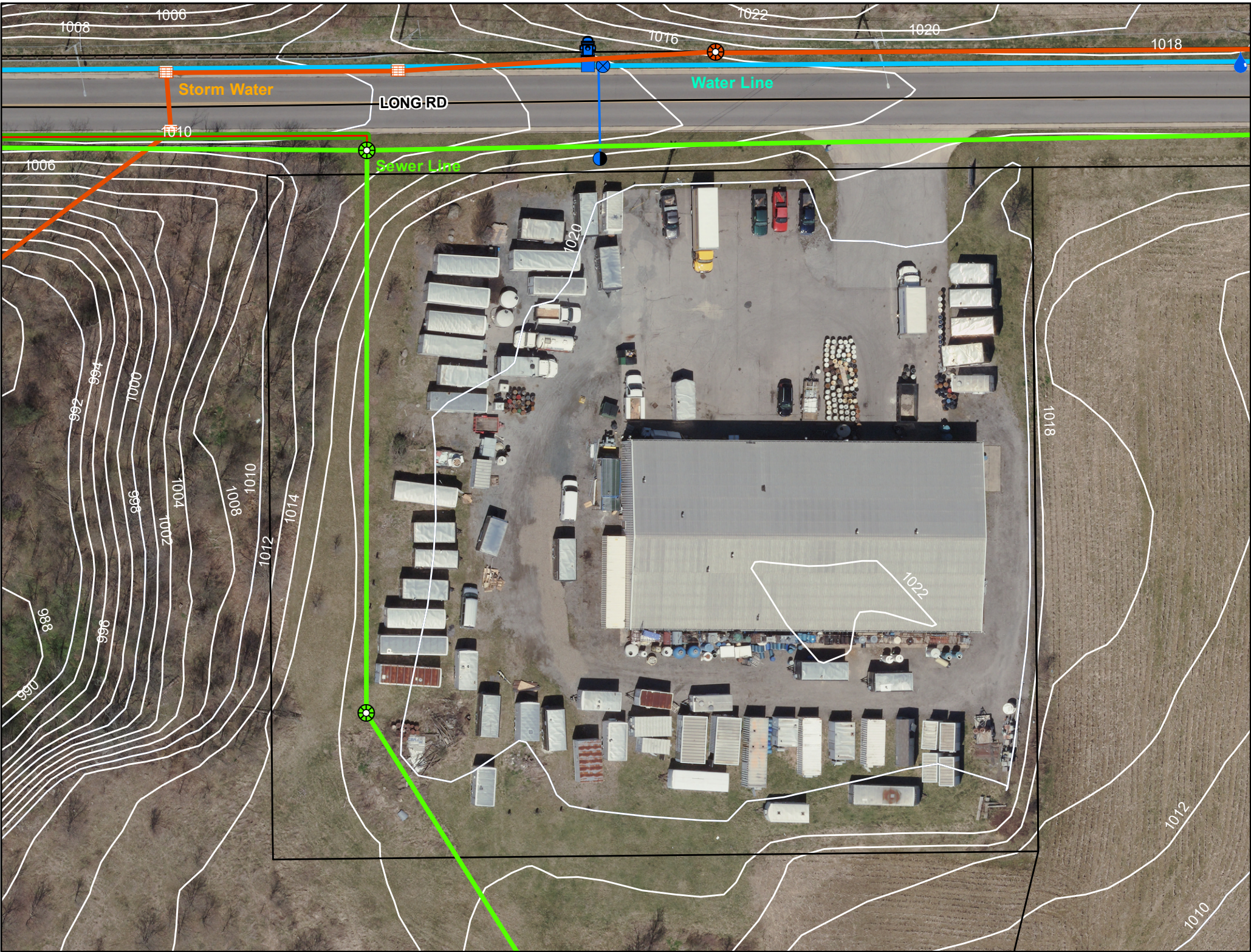
Neomodal Intermodal Terminal – 20 miles

Maple Heights Intermodal Terminal – 55 miles

Collinwood Intermodal Terminal – 70 miles

SKETCH FLOOR PLAN
NOT TO SCALE



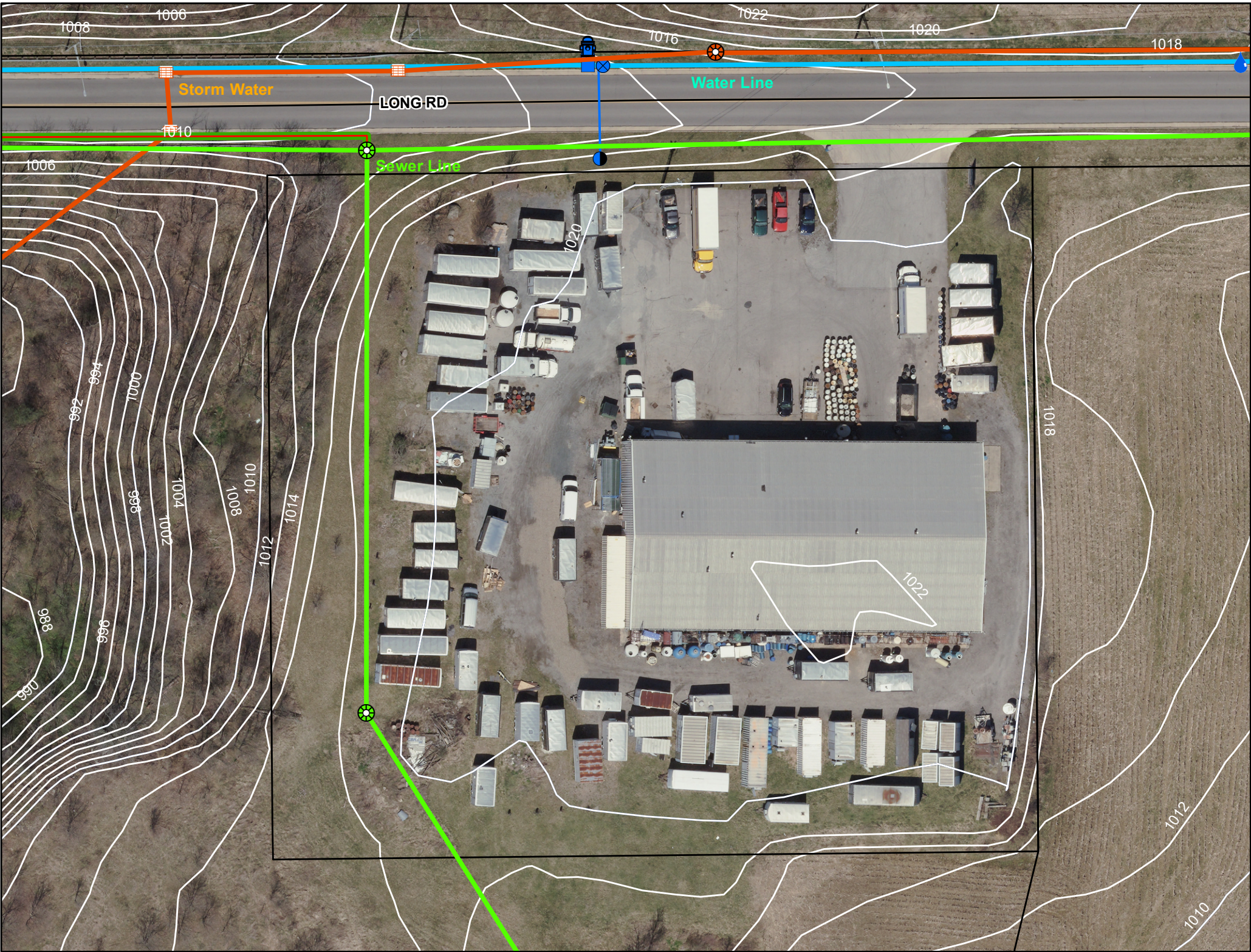


Storm Water

Water Line

Sewer Line

LONG RD



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Front View



*Back View
(Storage Racks)*



*Rear View
Back Storage Racks*



West Bay



West Bay



Open Work Area



*Interior Office Space
(Free-Standing, Center
Mezzanine Above)*



Communications Room



Executive Office



Break Room



Mezzanine Storage Area



Conference Room



*Back Workshops Corridor
(From East Bay)*



East Bay



East Bay View