



OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	11,520 SF
Acreage:	10 Acres
Price / SF:	\$104.17

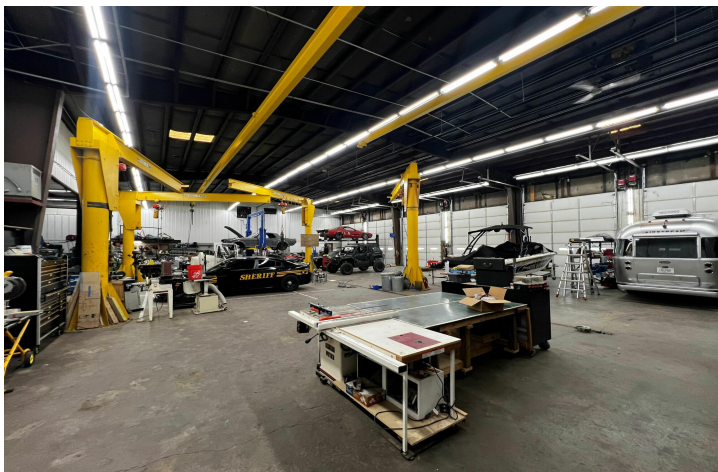
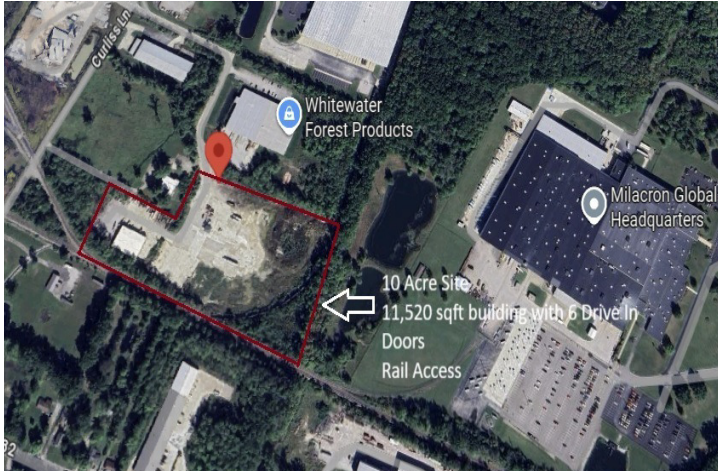
PROPERTY OVERVIEW

Introducing a prime Industrial/Warehouse/Distribution investment opportunity at 1978 Clark Drive, Batavia, OH. This expansive 11,520 SF building offers a versatile space suited for a range of commercial needs. The property's strategic location in the thriving Batavia area provides exceptional accessibility and visibility, making it an ideal asset for prospective business owners. With ample square footage and 10 acres, this property presents a compelling opportunity for businesses looking to expand or establish a presence in a dynamic commercial landscape. Take advantage of this advantageous investment potential in a high-demand location.

PROPERTY HIGHLIGHTS

- 11,520 SF industrial building
- Versatile space for customization
- Strategic Batavia location
- Exceptional accessibility and visibility
- 4 (Four) 1 Ton cranes
- Private site with surrounding fencing



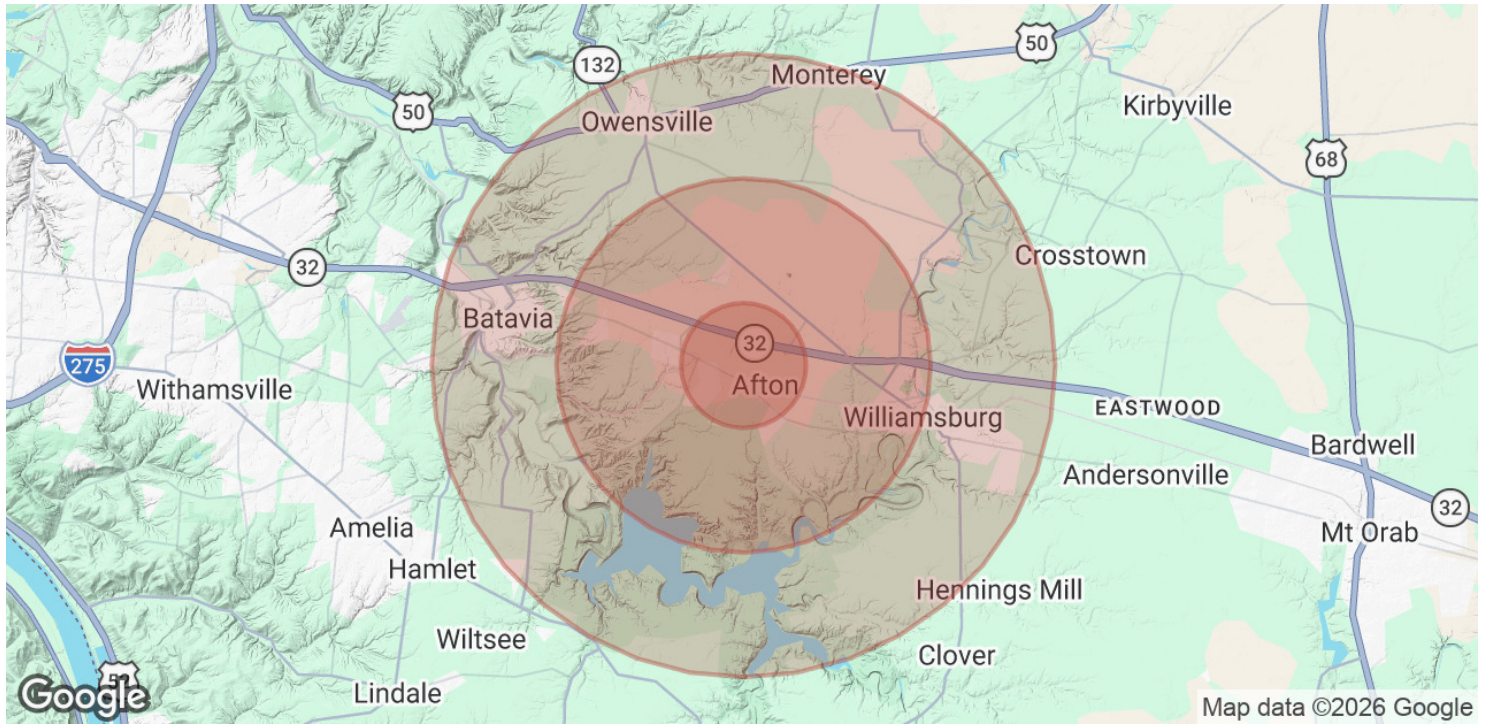


TIM TRAUTMANN
513.315.7351 x11
tim@jatrealtors.com

INDUSTRIAL PROPERTY FOR SALE

LOCATION MAP





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,513	8,112	20,941
Average Age	35	39	41
Average Age (Male)	34	38	40
Average Age (Female)	36	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	820	2,887	7,856
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$66,309	\$85,442	\$86,553
Average House Value	\$108,798	\$215,510	\$261,293

Demographics data derived from AlphaMap