

FOR SALE



\$799,955

15812 State Route 56, Mount Sterling, OH 43143

Flex Space for Sale in Mount Sterling, Ohio

- +/- 12,063 SF Total of Light Manufacturing.
- Approximately +/- 8,000 SF of Warehouse and +/- 4,000 of office/common space.
- Zoned Commercial/Industrial District in Monroe Township which will allow for a wide range of uses.
- Located South-East of Downtown Mount Sterling
- 7.862 Acres total across 3 parcels.



Click Here for Video

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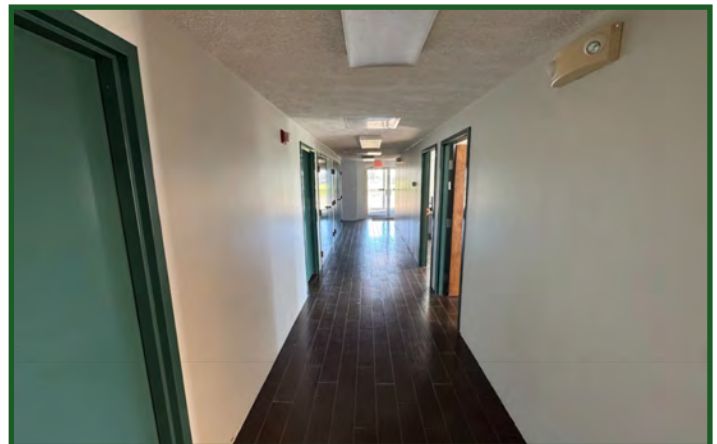
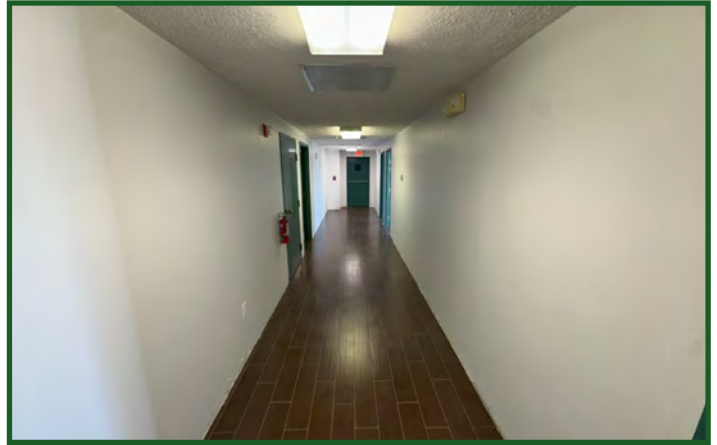
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Property Information

LEGAL

Legal Property Description:	Flex
Price:	\$799,995
Parcels:	G1700010000309, B0600010018600, G1700010000400
Occupancy:	Owner-Occupied

LAND

Land Acreage:	7.862
Current Zoning:	CI
Designated Use:	Flex-Use

STRUCTURAL

Building Square Footage:	12,038
Unit Square Footage:	12,038
Floors Above Ground:	2
Year Built:	1997

ADDITIONAL INFO

Drive-in Doors:	1 (8-foot)
# of Docks:	0
Lot Specifics:	3 Parcels and 2 Buildings included
HVAC:	Traditional
Addtl. Information:	No city income tax
Sewer System:	Leach Field

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Drone Aerial



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Parcel View

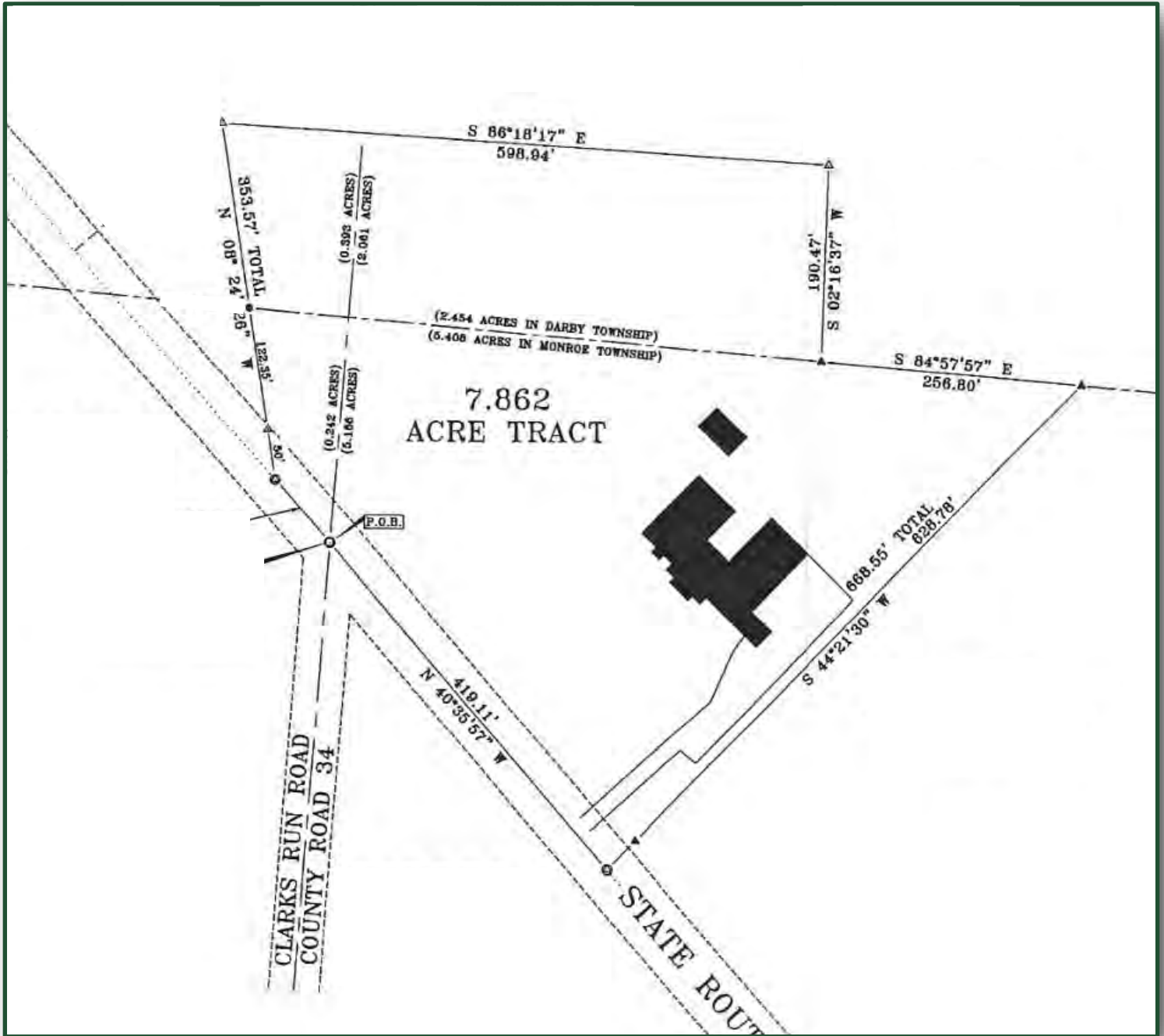


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Parcel Survey

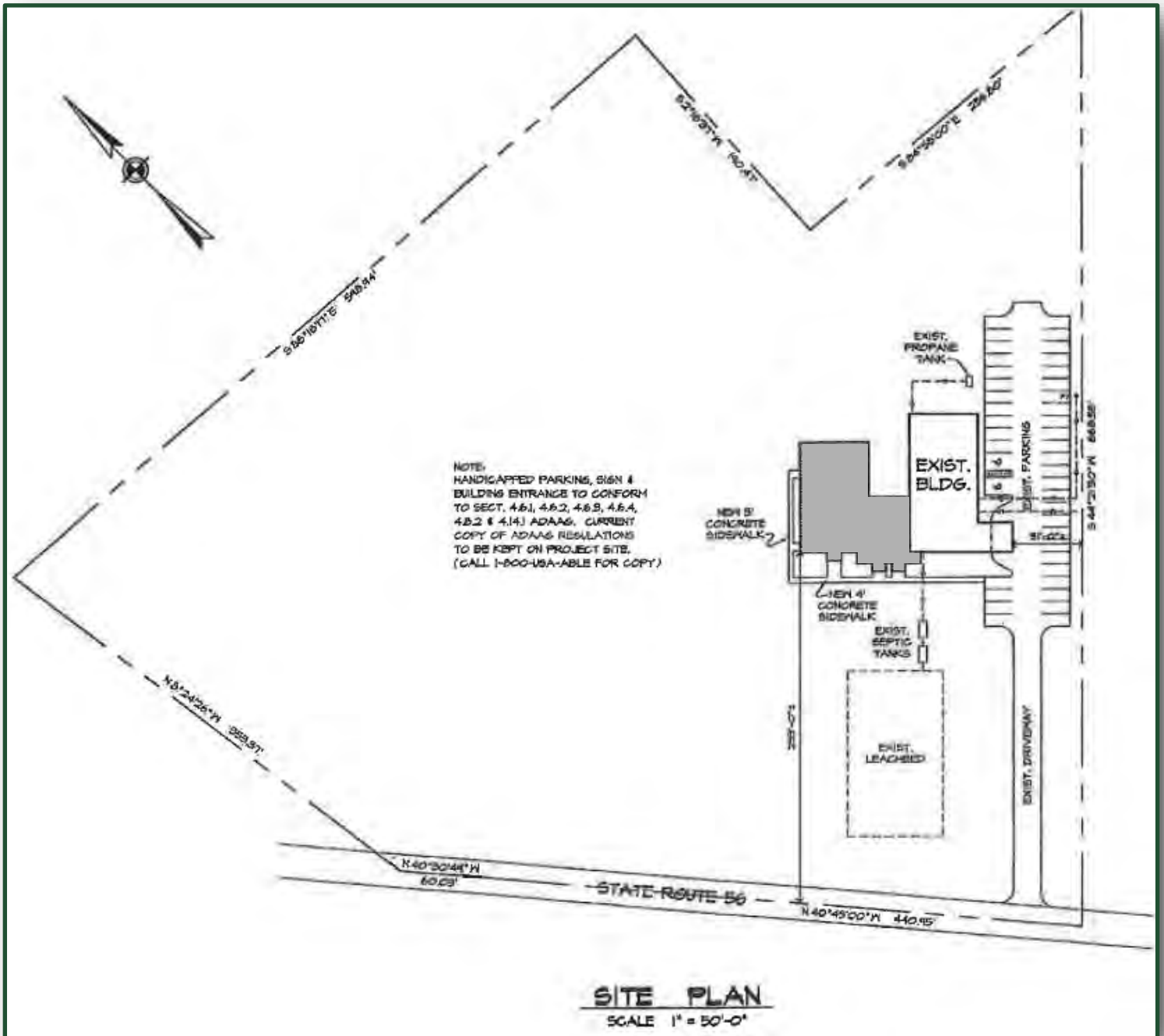


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Main Parcel Plan

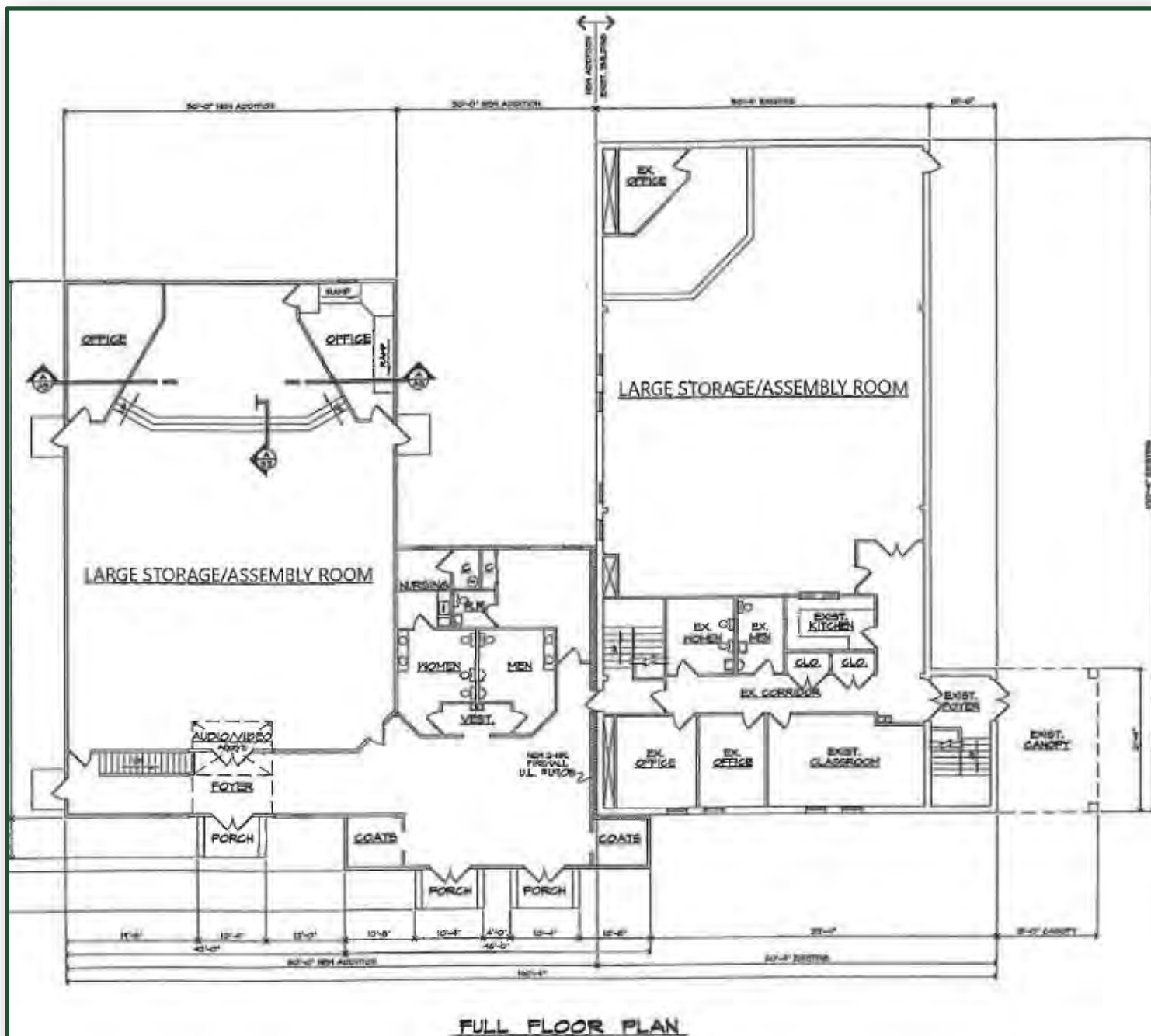


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Floor Plan

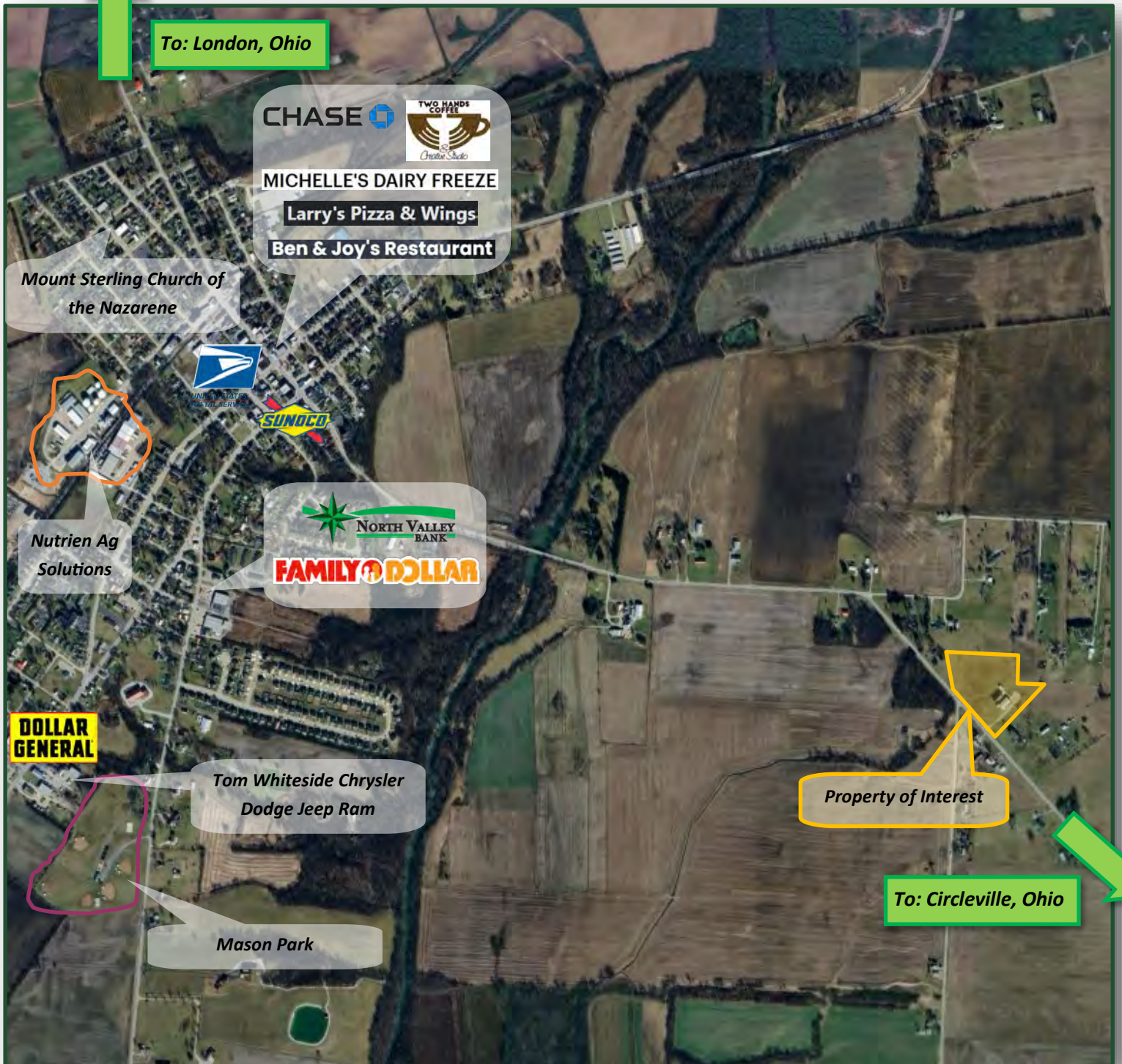


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Nearby Amenities



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TRAFFIC COUNT

Street	Avg Daily Volume
State Route 56 (Southbound)	1,545
State Route 56 (Northbound)	1,570
34th Division Memorial Hwy	7,223



NEARBY MAJOR ROADS & HIGHWAYS



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2020)		82	2,540	3,647
Households (2020)		1,615	3,021	3,558
Avg Household Income (2020)		\$65,073	\$62,185	\$62,188

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