

FORMER FOOD MANUFACTURING PLANT FOR SALE

1104 CLINTON AVENUE

Washington Court House, OH 43160



PROPERTY INFORMATION

SALE PRICE: \$2,790,000

COUNTY: Fayette

MUNICIPALITY: Washington Court House

ZONING: LI - Limited Industrial

TOTAL SF: 90,845

BUILDINGS: 3

ACRES: 5.19

YEAR BUILT: 1948, 1993

CLEAR HEIGHT: 11.5 - 30'

DOCK DOORS 5

DRIVE INS: 1

ELECTRIC: 480V, 3 phase



PROPERTY OVERVIEW

Perfectly suited for an owner-occupant, this 90,845-square-foot industrial manufacturing facility is situated on 5.19 acres and offers a rare opportunity to secure a fully functional, move-in-ready plant in Central Ohio. Previously operated as a food-grade processing facility, the property features three buildings with ample utility capacity, multiple dock doors, and flexible layouts to accommodate a variety of production, assembly, or distribution uses. Zoned for industrial/manufacturing, the site provides scalability for growing operations and is priced attractively at \$2,790,000.

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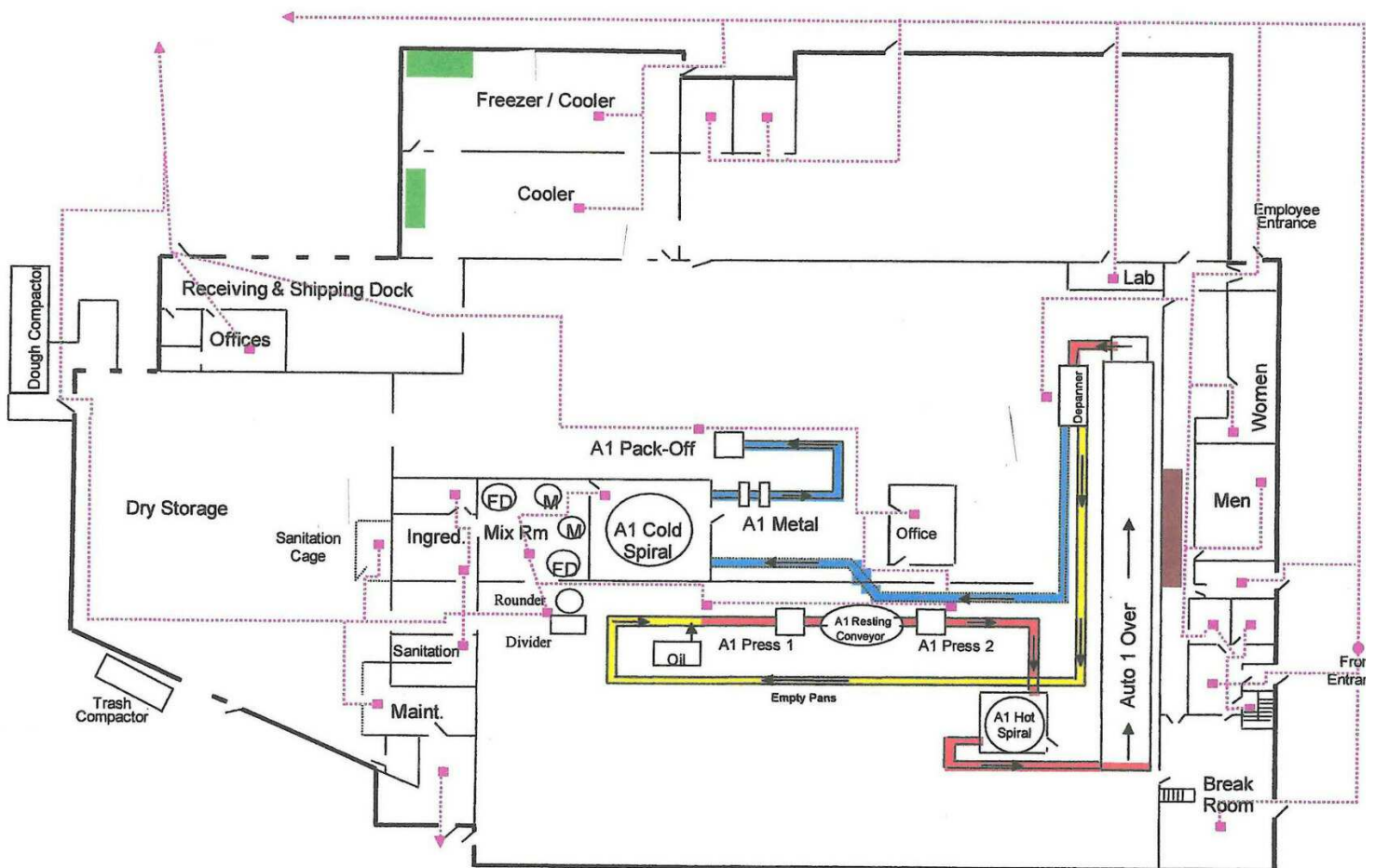
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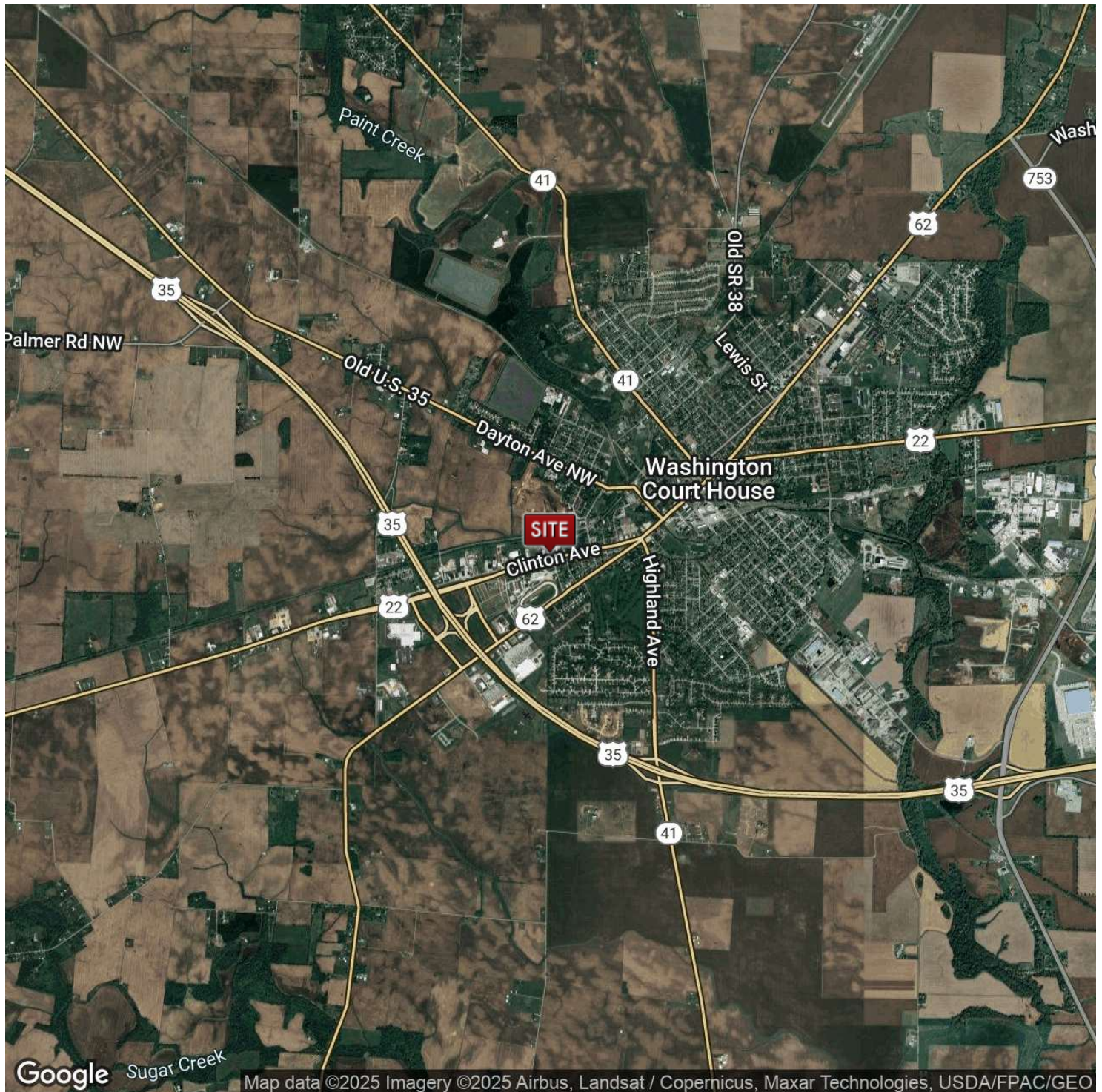
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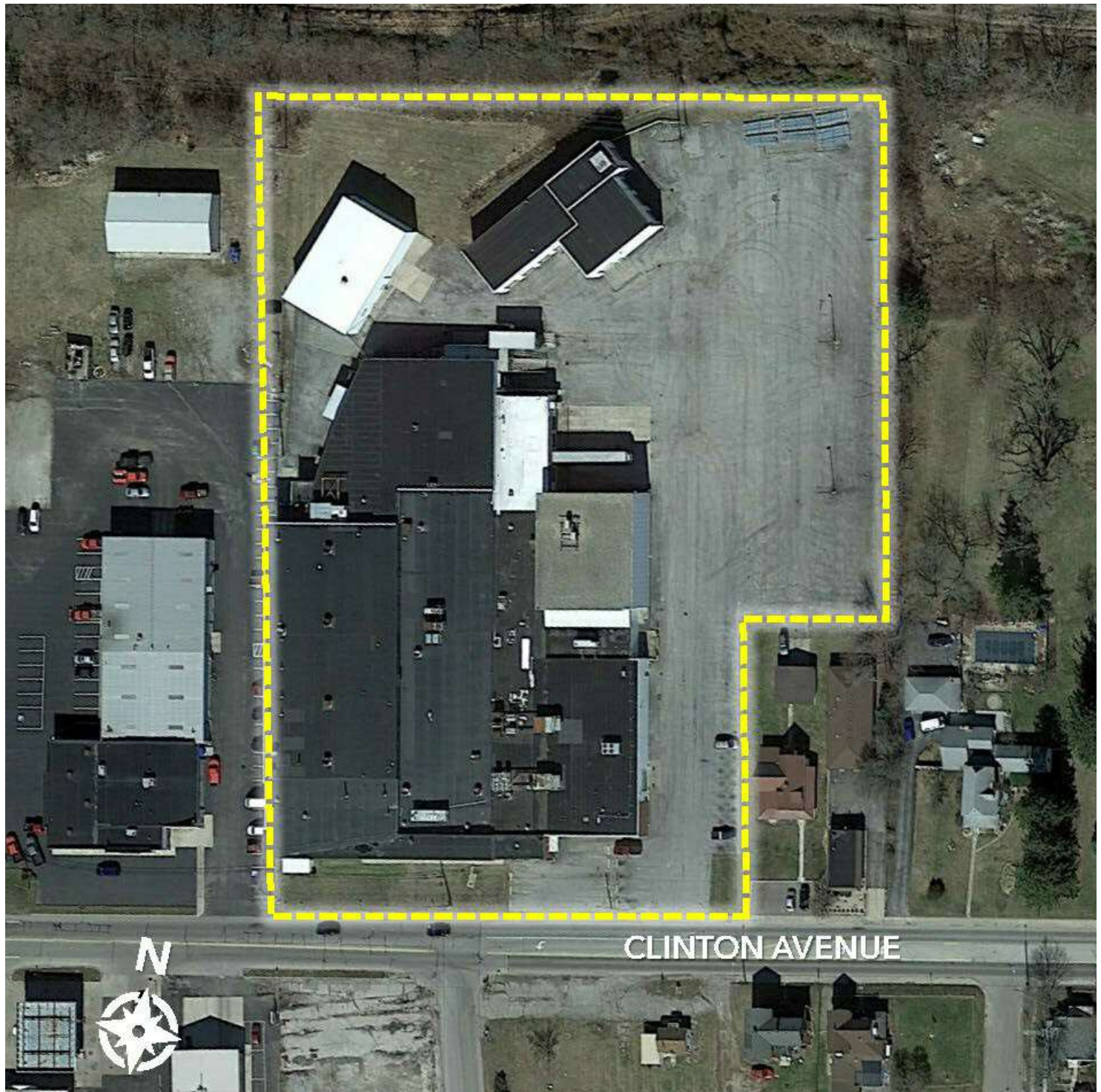
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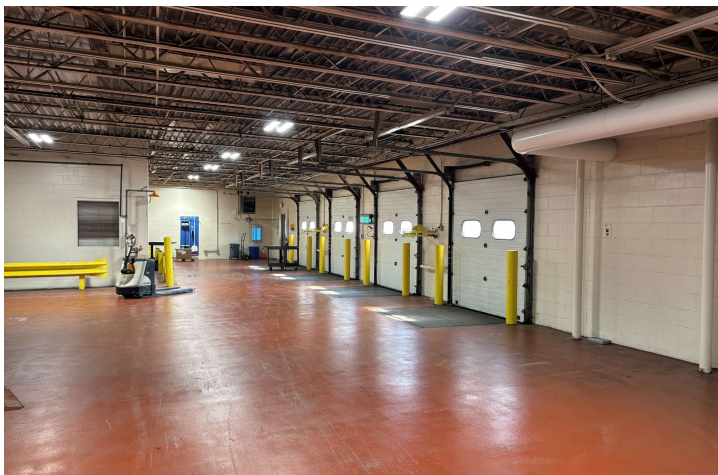
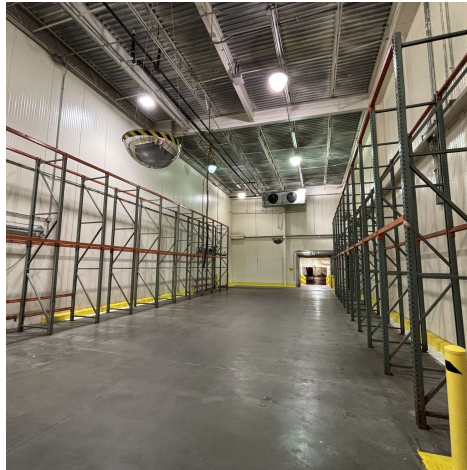
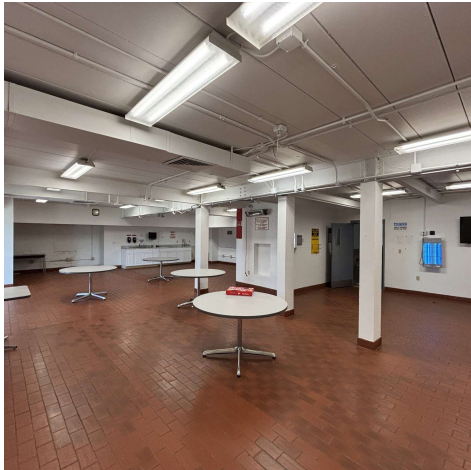
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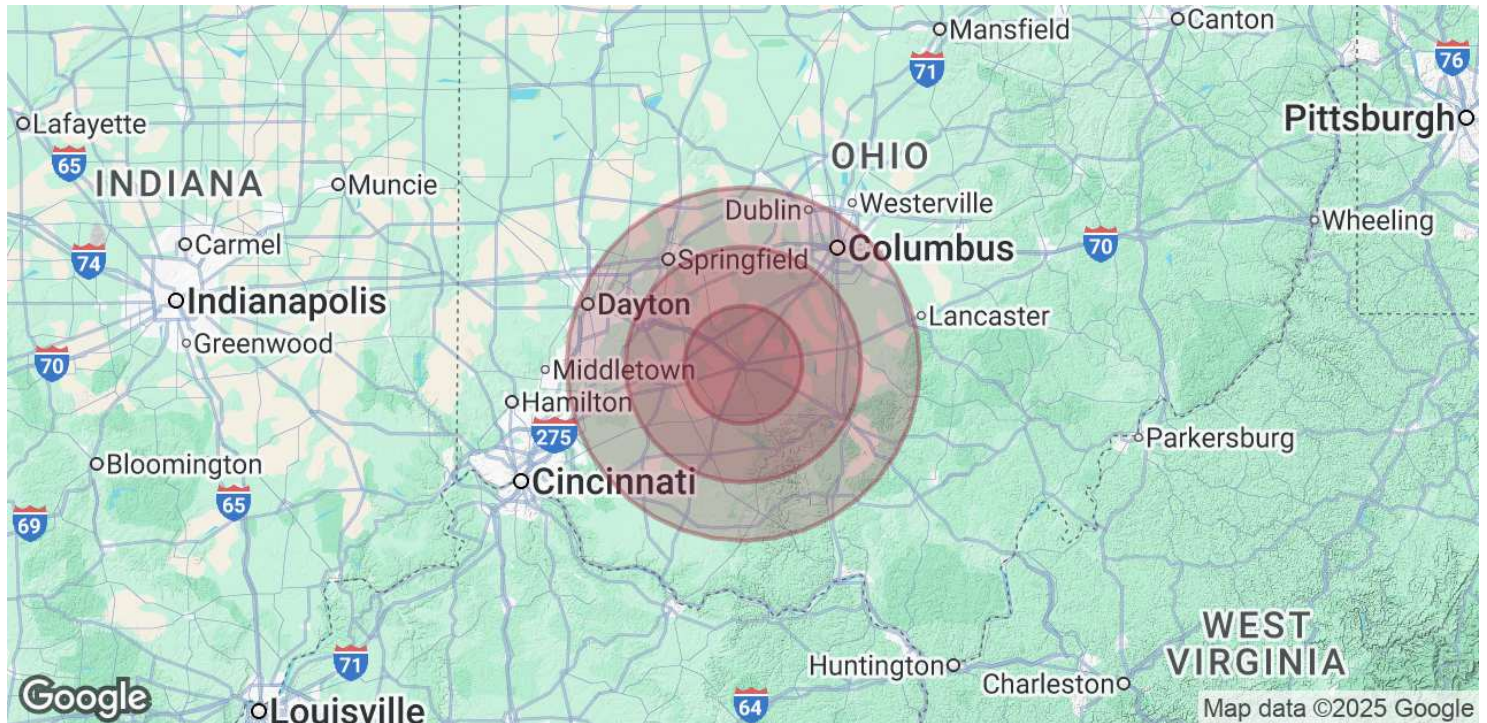
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POPULATION	15 MILES	30 MILES	45 MILES
Total Population	46,782	356,406	1,951,445
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME	15 MILES	30 MILES	45 MILES
Total Households	18,830	134,938	788,935
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$82,138	\$91,802	\$100,254
Average House Value	\$194,708	\$235,102	\$279,576

Demographics data derived from AlphaMap

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