



PROPERTY DESCRIPTION

This 7,470 SF property offers versatile potential, with the ability to be divided into 3 units to accommodate a range of industrial and manufacturing operations.

PROPERTY HIGHLIGHTS

- Recently renovated office space with new drywall, lighting, and carpet
- Shop space with drive-in doors and floor drain
- Ample storage in rear building
- Prime industrial space, with investment potential
- 7,470 SF that can be divided into 3 units
- Built in 1945, renovated in 2026
- Zoned M1 - Industrial
- Located in Waterville
- New HVAC, windows, and lighting
- Short term tenant producing \$1,000/month through the end of 2026

DAVE KERSCHER, CCIM
419.345.8232
dkerscher@millerdiversified.com

CHRIS MURPHY
803.477.2809
cmurphy@millerdiversified.com

OFFERING SUMMARY

Sale Price:	\$495,000
Lease Rate:	\$6,000 per month (MG) Tenant pays utilities
Number of Units:	3
Available SF:	7,470 SF
Lot Size:	0.52 Acres
Building Size:	7,470 SF

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.



Sale Price	\$495,000
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Lease Rate	\$6,000 PER MONTH
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BUILDING INFORMATION	
Building Size	7,470 SF
Occupancy %	25.0%
Tenancy	Multiple
Number of Grade Level Doors	4 (8' - 14' Height)
Number of Drive in Bays	4
Minimum Ceiling Height	13 ft
Year Built	1945
Year Last Renovated	2026

LOCATION INFORMATION	
Street Address	905 Farnworth Rd. Waterville, OH 43566
County	Lucas

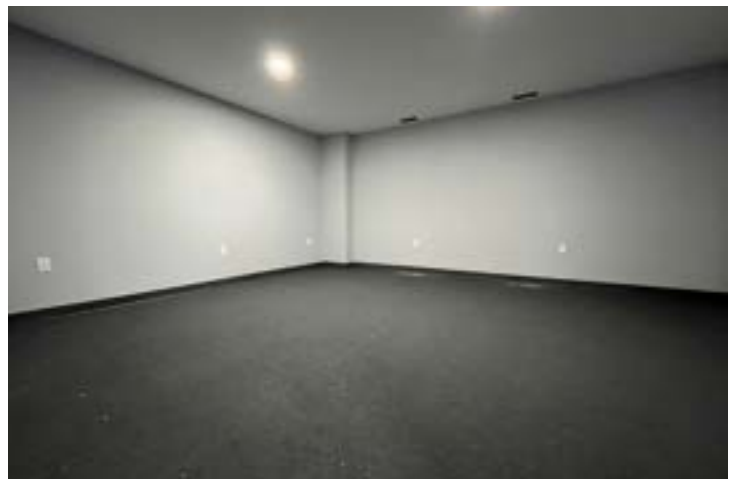
PROPERTY INFORMATION	
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M1 - Industrial
Lot Size	0.52 Acres
Real Estate Taxes	Not yet determined for this property



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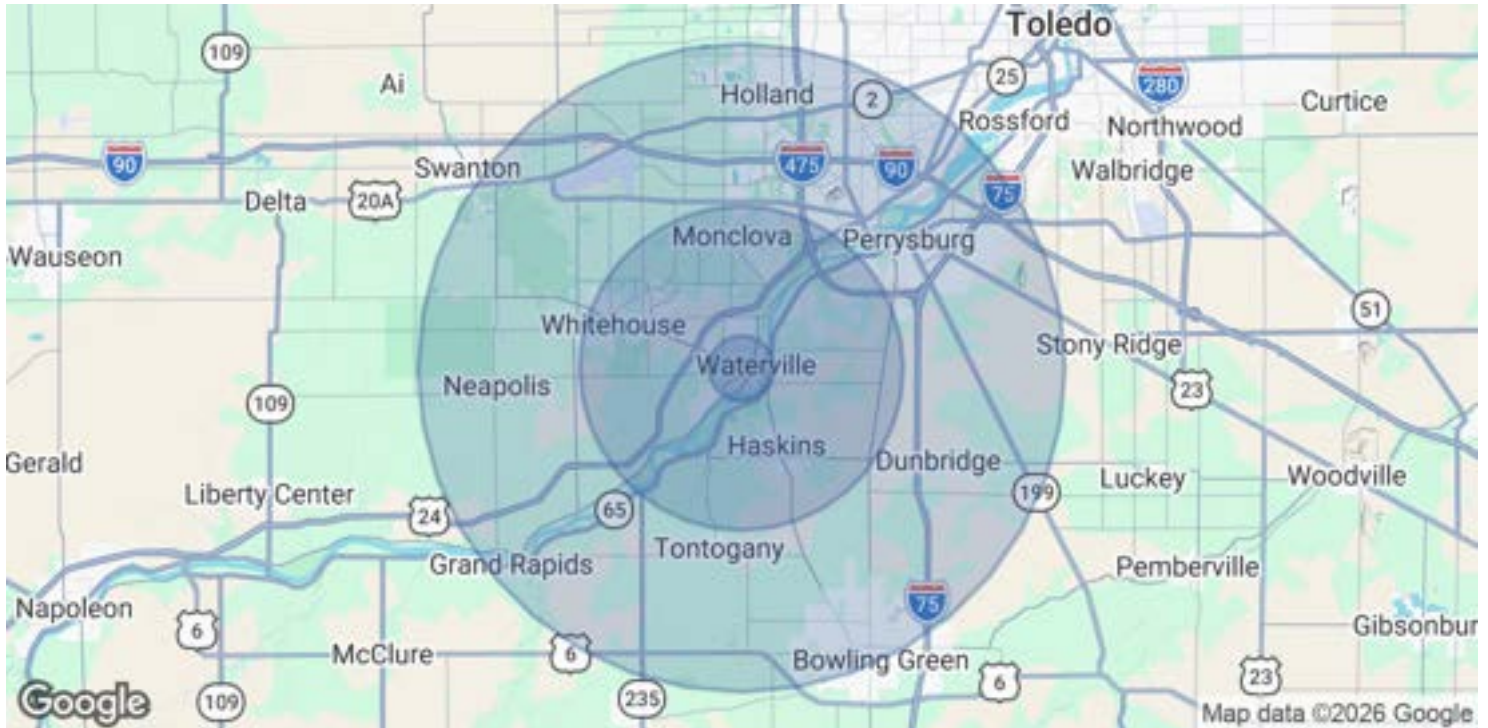




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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,078	37,640	176,700
Average Age	42.0	43.2	40.5
Average Age (Male)	40.4	43.0	39.1
Average Age (Female)	45.3	43.2	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,180	14,636	73,145
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$123,893	\$158,817	\$109,233
Average House Value	\$257,018	\$331,471	\$270,261

2023 American Community Survey (ACS)

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