

# High St. Industrial

Robert Wilson · (330) 253-6958 ext: 311 · wilson@leveycountry.com



**2301 E. High Ave**  
New Philadelphia, OH 44663

<b>County:</b>	Tuscarawas
<b>Property Type:</b>	Industrial Manufacturing
<b>Building Size:</b>	100,000 SF
<b>Lot Size:</b>	10.00 Acres
<b>Clear Ceiling Height:</b>	16 Ft.
<b>Dock High Doors:</b>	2
<b>Grade Level Doors:</b>	15
<b>Price:</b>	\$2,185,000
<b>Price/SF</b>	\$21.85

## Property Description

Over 100,00 SF of industrial space on 10+ acres with paved parking area for up to 500 cars. With 16 foot ceilings and heavy power (1000 and 2000 Amp- 3 ph) the facility is ideal for manufacturing, as well as warehouse or distribution. Approximately 92,000 SF in one building and 14,500 in second building. Larger bldg has 13 O/H Doors and 2 docks. Smaller building has 2 large O/H doors. Buildings are in excellent condition with wet sprinkler systems throughout. Large bldg includes 10,000 SF of nicely improved air conditioned office area with restrooms and lunch room.

## Location Description

Located on SR 259 at the SE edge of City of New Philadelphia, OH less than 1/2 mile from the interchange of freeway US 250 which provides immediate access to I-77 in less than 5 minutes. The facility is also located within 1/4 mile of the New Philadelphia Airport which can accommodate business aircraft and corporate jet operations. Of additional interest, this property is located in a designated Enterprise Zone (allows up to 75% tax abatement for 10 years with proper qualification).



## Contact

Robert Wilson

Levey & Company

(330) 253- 6958

wilson@leveycountry.com

Created: 10/26/2004

LoopNet, Inc. © Copyright 1995 - 2004

This information comes from users and sources believed to be reliable, but is not guaranteed.