

Industrial Flex Space with Expansion Potential

201 REED STREET, SPENCER, OHIO 44275



Overview

An industrial/flex opportunity in Medina County offering income now and growth for later. This 8,448 SF building sits on 3.43 acres and features an office/warehouse mix with four drive-in doors, central HVAC, and public utilities. Zoned Industrial, the property provides both privacy and convenient access off OH-301 south of Rt. 162, connecting quickly to Medina, Lodi, and Wellington. With space for expansion or additional development, it's ideal for contractors, service businesses, manufacturers, or investors looking for versatility and long-term upside.

Highlights

- Income-producing asset with an extra 3.4 acres for additional self-storage, flex space, or a standalone shop.
- Includes: 4 drive-in doors, central HVAC, and office / warehouse
- Situated off 301 south of Rt. 162, with both privacy and great access

Property Details

-  **Sales Price**
\$599,000
-  **Lot Size**
3.43 Acres
-  **Building Size**
8,448 SF
-  **Zoning**
Industrial

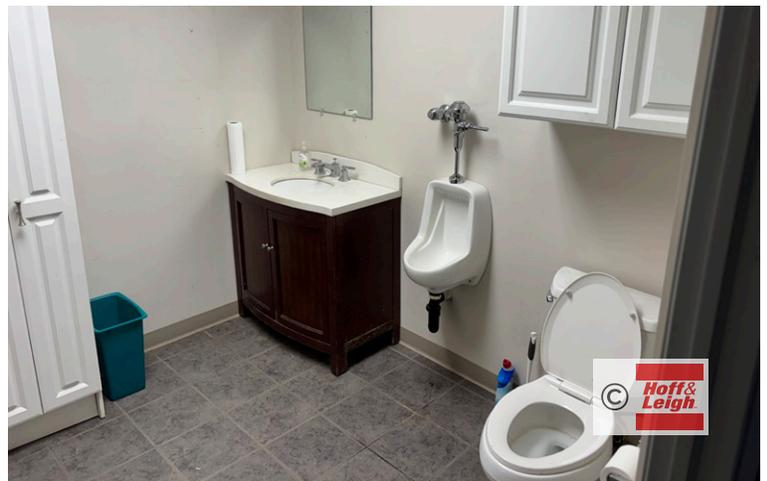
Ideal Users / Possibilities

- **Contractors & Tradesmen:**
Shop + yard + office in one location
- **Light Manufacturing :**
Ample power and layout flexibility
- **Auto / Service Shops:**
Drive-in access and storage space
- **Investors / Developers:**
Income today, land for tomorrow

Rev: October 7, 2025

Industrial Flex Space with Expansion Potential

201 REED STREET, SPENCER, OHIO 44275



Rev: October 7, 2025



Industrial Flex Space with Expansion Potential

201 REED STREET, SPENCER, OHIO 44275



Rev: October 7, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Cole Kroneker
C: 216.302.4338
O: 330.940.9360
CKroneker@HoffLeigh.com