

Light-Industrial Property For Sale

11806 TIMBER POINT TRAIL, MANTUA, OHIO 44255

PRICE REDUCTION!



Overview

Light-industrial property ideal for owner-users or service-based businesses seeking warehouse functionality with a professional office/showroom presence. The 6,000 SF warehouse features 18-foot clear height and two 12'x14' drive-in doors, supporting equipment storage, fabrication, and efficient vehicle access. A 2,400 SF office and showroom component offers clean, adaptable space for admin-operations, client meetings, product display or overflow storage. 3-phase power and gas service provide the infrastructure required for industrial users with optional connectivity to municipal water and sewer. The gated and fenced rear yard adds secure outdoor storage capacity on 2.01 acres. The property can be expanded for an additional 30,000 SF.

Call Cole Kroneker to learn more.

Highlights

- 6,000 SF clear-span warehouse with 18' clear height and two 12'x14' drive-in doors
- 2,400 SF office / showroom buildout in excellent white-box condition
- 3-Phase power & gas service — ideal for contractors, fabrication, and light manufacturing
- Gated & fenced rear yard with well/septic service and ability to connect to city water and sanitary

Property Details

Sales Price

■ ~~\$895,000~~ **\$775,000**

Building Size

■ 8,400 SF

Owner Financing

■ Available

Lot Size

■ 2.01 Acres

Zoning

■ Industrial

Lease to Own

■ Available

Rev: July 24, 2026

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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.

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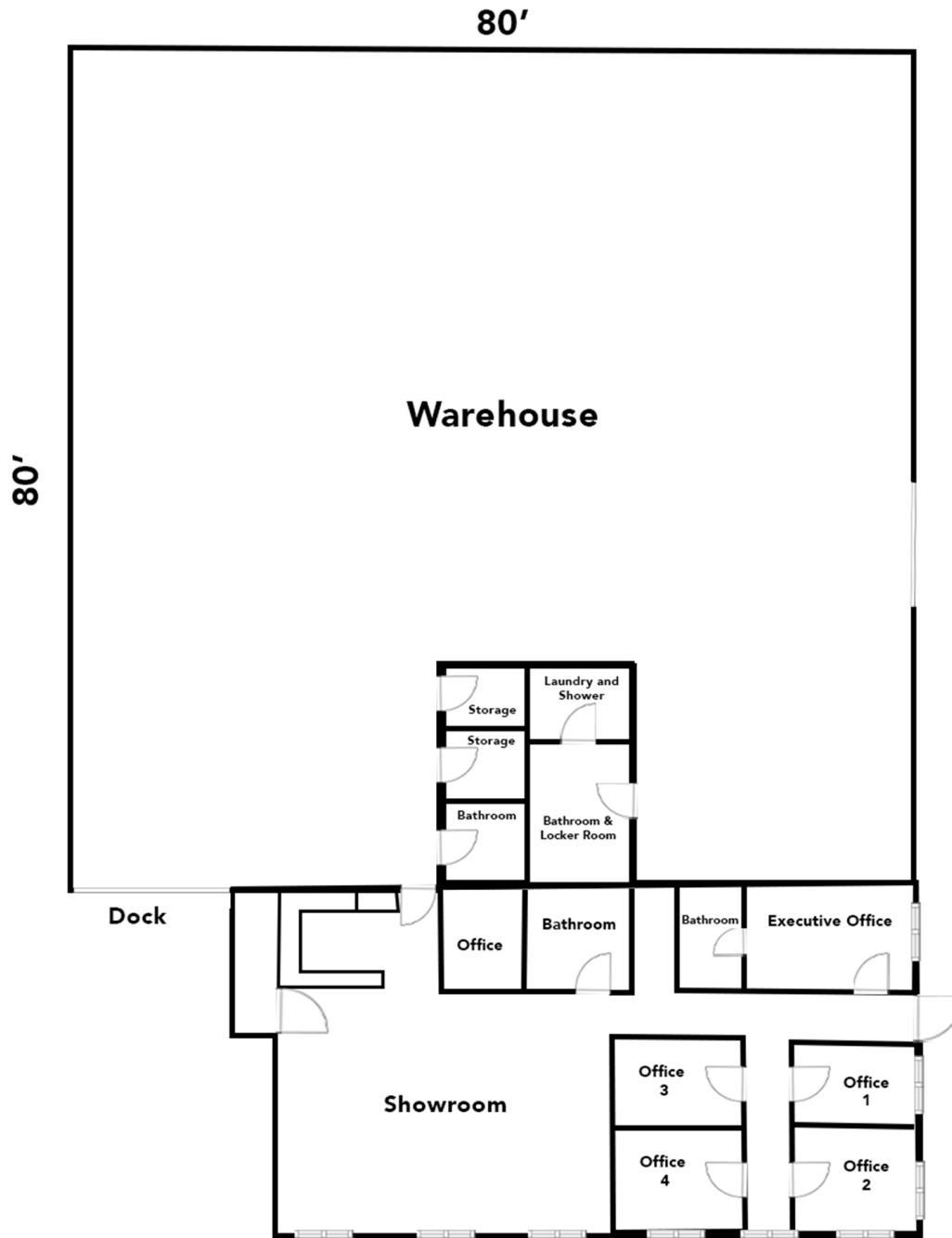
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