



SR INDUSTRIAL
1111 N MAIN ST, MANSFIELD OH

Prime Industrial Site

SR Industrial is a 150,000sf facility with all utilities in place located in Mansfield. For trucking, there are nine dock-high doors and one drive-in door. Excellent condition with new high-efficiency lighting recently installed.



On-Site Infrastructure

- Electric 12.5 kV 3 phase
- Municipal water 16"
- Municipal sewer 12"
- Natural gas 12" high pressure
- Fiber at site



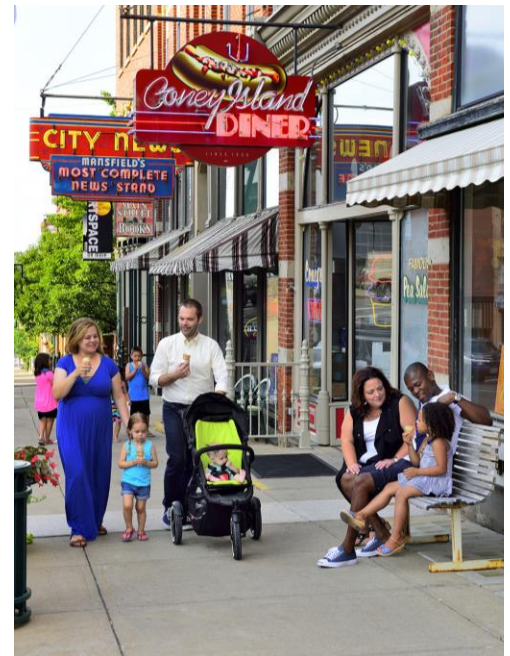
Key Site Data

- 150,000 sf building
- \$2.85/square foot
- Located on highway 13, 6 miles from I-71
- Zoned general industrial
- Rail line at site



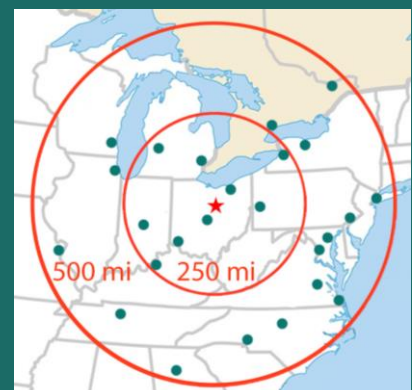
Workforce

- Laborshed of 500,000 workers in 45 miles. About 10% of the local workforce is in manufacturing.
- Co-located Ohio State Mansfield and North Central State College collectively have nearly 3,000 students and offer degrees and industry recognized certificates.
- Customized training and registered apprenticeships can be sponsored
- Strong programs at four nearby secondary Career Technology Centers



Drive Times

Detroit, MI	3 hrs
Pittsburgh, PA	3 hrs
Indianapolis, IN.....	4 hrs
Louisville, KY.....	4 hrs
Buffalo, NY.....	4 hrs
Chicago, IL	6 hrs
Toronto, ON.....	6.5 hrs
Baltimore, MD	7 hrs
St. Louis, MO.....	7 hrs
Washington, D.C.	7 hrs
Philadelphia, PA	8 hrs
New York, NY.....	8 hrs
Atlanta, GA.....	10 hrs



25 metropolitan areas with a population of 1 million or more within 500 miles.