

RUPP AND ROACH, LTD.

555-621 W Linfoot St Wauseon, Ohio

**423,683 SQUARE FEET
AVAILABLE!**

- ◆ Available January 1st, 2025
- ◆ Built 1961-2007
- ◆ Fully Insulated
- ◆ 3-phase 480v 3000A with private transformer set up for heavy use
- ◆ Ceiling height ranging from 18' to 37'
- ◆ New LED Lighting

- ◆ Features a high-bay with:
 - ◇ 8"-17" Concrete
 - ◇ 3 Cranes ranging 20-40 ton
 - ◇ 37' tall ceilings ideal for injection molding
- ◆ City Water and Sewer
- ◆ Radiant Gas Heating

**MANUFACTURING FACILITY
FOR LEASE!**

- ◆ Wet Sprinkler System .30 Density
- ◆ Existing Pressurized Air Lines
- ◆ Ample Concrete Parking Area
- ◆ Competitive Labor Market
- ◆ 24 Truck Docks
- ◆ Expansion Room located on the south end of the warehouse



Located 2.7 Miles from the Ohio Turnpike and 1.6 Miles from US-20A

CALL RUPP AND ROACH TODAY!

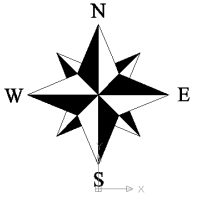
(419)-485-2500



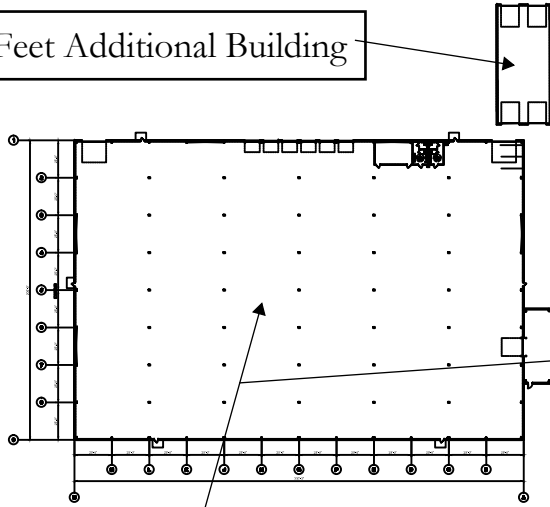
Contacts

Jim Rupp
Sean Rupp
Ty Rupp

555-621 W Linfoot St, Wauseon, OH
423,683 Square Feet



2,800 Square Feet Additional Building



60,000 Square Feet 2007 Addition.
Currently Used as Warehousing Space
with a 10,595 Square Feet connector
Building. 25'x50' Column Spacing.

66,000 Square Feet 2004 Addition. 3000
Amp Electrical Service with 30'x53'
Column Spacing.
37' Eave Heights. 18" Thick Flooring
entire length and width of 40 ton crane.

Main Plant - 293,777
Open Floor Space
30'x40' Pole Spacing
Main Manufacturing Area
Roughly 18' High Clearance

