

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

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Ty Rupp