

Manufacturing Facility

100 STRAITS LN, KILLBUCK, OHIO 44637

For Sale/Lease
±120,890 SF

CBRE

Property Overview

This turnkey manufacturing facility offers a rare opportunity to step into a fully operational, infrastructure-ready production plant. Built in 2000 and expanded with a **12,000 SF climate-controlled addition** in 2016, the steel-constructed building delivers heavy 3,000-amp power, in-place production and finishing infrastructure, and a highly efficient layout ready to run from day one. Roughly 5,000 SF of finished office space supports daily operations, while the 13.461 - acre site offers generous parking, outdoor storage, and clear room to grow.

Positioned between the major markets of Columbus and Cleveland, the property pairs convenient regional access for both production and distribution with a deep, skilled local workforce experienced in manufacturing - a hallmark of the surrounding Killbuck and greater Holmes County community. With seven docks, ample yard, established infrastructure, and a proven production history, the facility is exceptionally well-suited for furniture, millwork, building products, and a broad range of industrial and distribution users.

Sale Price
$6,450,000 ($53.35/SF)

Lease Rate
$4.95 NNN

Building Construction
Steel

Lot Size
13.461 Acres

Zoning
Industrial

Water / Sewer
Village of Killbuck

Power
3000A / 480V / 3P



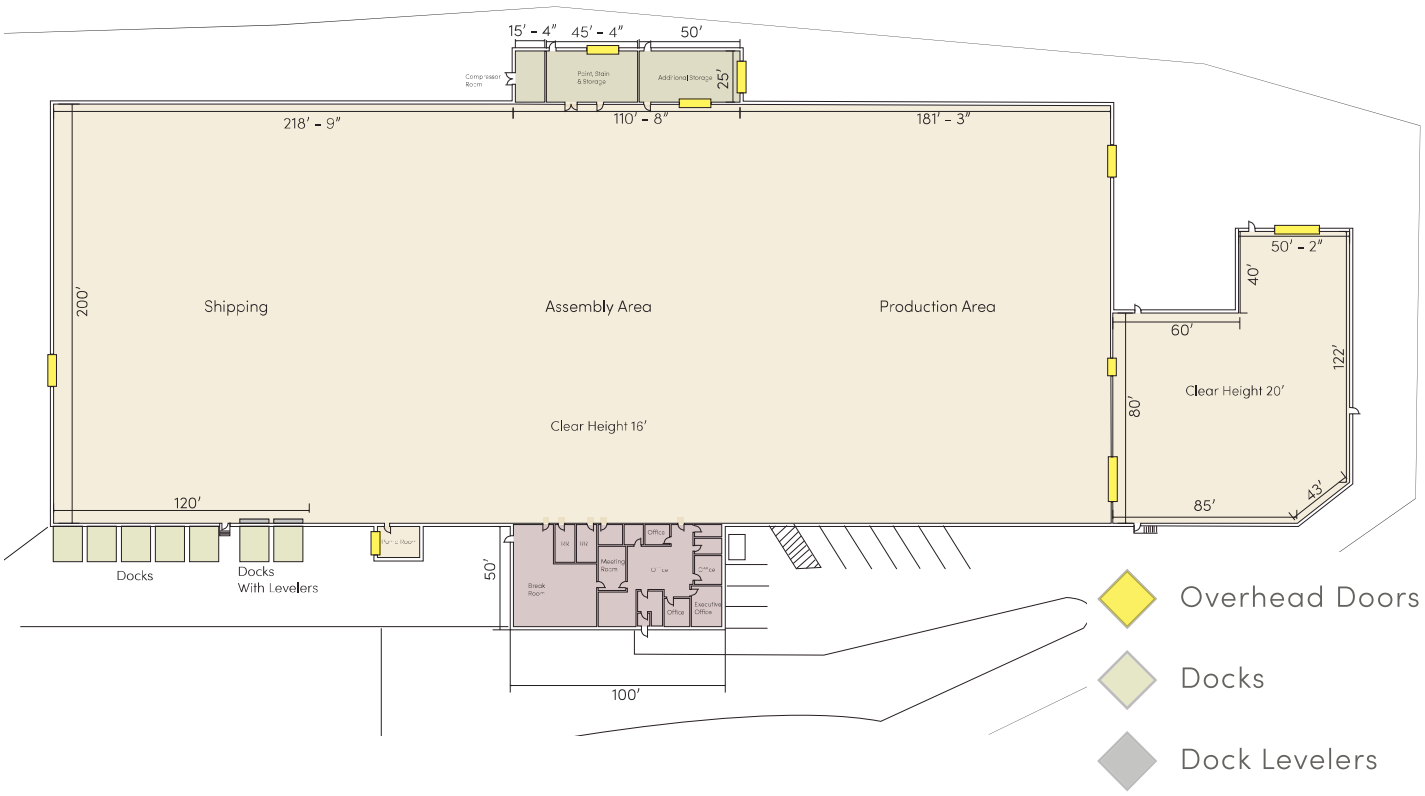
CURRENT USE:

- MILLWORK / FURNITURE MANUFACTURING

POTENTIAL USES:

- BUILDING PRODUCTS MANUFACTURING
- WAREHOUSE & DISTRIBUTION
- PRECISION MACHINING
- EQUIPMENT MANUFACTURING / SUPPLIERS

Floor Plan



MANUFACTURING SPACE
±112,800 SF

OFFICE SPACE
±5,000 SF

PRODUCT STORAGE
± 3,090 SF

BUILDING HIGHLIGHTS

- **Building Size:** ±120,890
- **Year Built:** 2000 / 2016 (addition)
- **Clear Height:** 16' - 20'
- **Docks:** 7 (2 Levelers)
- **Overhead Doors:** 6 Exterior / 3 interior
- **Floor Thickness:** 6" Reinforced Concrete
- **Sprinklers:** Wet (with 90,000 gal holding tank)





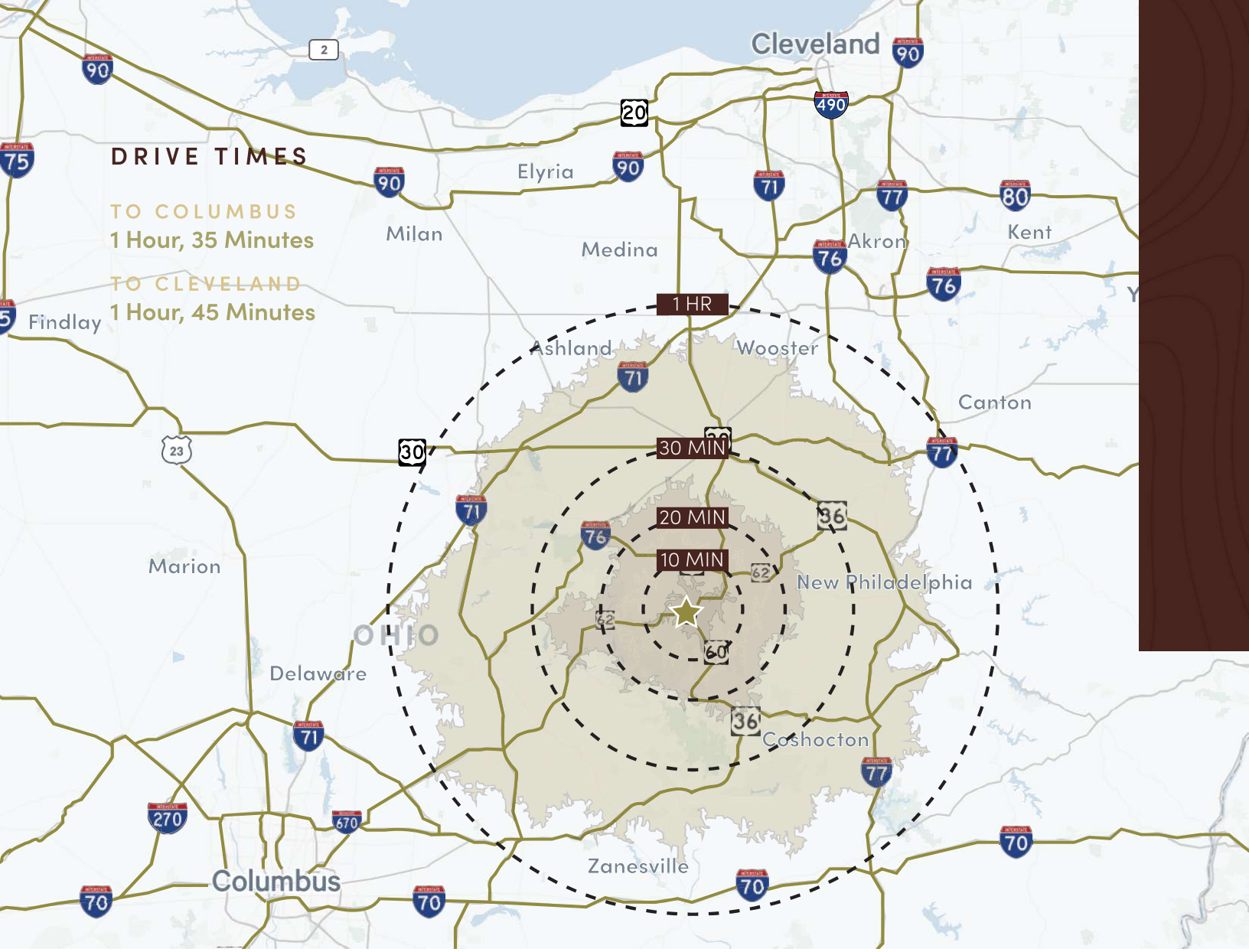






Parcels #0900451004 & 0800148000

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Area Demographics

Drive Time	10 Minute	20 Minute	30 Minute
Place of Work			
2025 Businesses	147	752	2,584
2025 Employees	1,499	7,922	27,343
2025 Average Household Income	$82,659	$89,193	$91,681
2025 Households	1,092	7,196	22,995
Population			
2025 Population	2,565	19,807	66,556
2030 Population (5 year Projection)	2,519	19,794	66,867
2025 Daytime Population	3,400	20,082	66,940
2025 Employed Civilian Population 16+	1,289	9,809	31,401



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