

# BUILDING PROFILE

## Minster (b) Post Printing Company



205 West Fourth Street, Minster, OH 45865

**Sale Price:** \$450,000  
(Price In USD @ \$1 per \$1 USD)

**Lease Price:** \$0  
(Price In USD @ \$1 per \$1 USD)



### Building Area

**Total Area (sq. ft.):** 21,677  
**Office (sq. ft.):** 3,470  
**Cooled (sq. ft.):** N/A  
**Contiguous (sq. ft.):** 0

**Max. Available (sq. ft.):** 21,677  
**Manufacturing (sq. ft.):** 0  
**Heated (sq. ft.):** N/A  
**Other/Common (sq. ft.):** 18,207

**Min. Available (sq. ft.):** 21,677  
**Warehouse (sq. ft.):** 0  
**Available:** Yes  
**Additional Site Pad (sq. ft.):** N/A

### Location Details

**Total Acres:** 1  
**In City Limits:** Yes  
**City:** Minster  
**Postal Code:** 45865  
**Location:** Intersection of Fourth and Cleveland Streets

**Additional Acres:** 0  
**Type of Park:** Industrial  
**Township:** Jackson  
**Country:** N/A

**Subdividable Acres:** N/A  
**Zoning:** C-1 Central Commercial  
**County/Entity/Parish:** Auglaize County  
**Traffic Count:** N/A

### Building Features

**Building Type:** Flexible  
**Year Built:** N/A  
**Condition:** Good  
**Floor:** wood/concrete  
**Stories:** 0  
**Passenger Elevators:** 0  
**Passenger Elevator Size:** N/A  
**Freight Elevators:** N/A

**Secondary Type:** N/A  
**Multi-tenant:** N/A  
**Equipment For Sale:** N/A  
**Walls:** most block and steel  
**Story Size:** N/A  
**Passenger Elevator Bearing Cap. (lbs.):** N/A  
**Freight Elevator Bearing Cap. (lbs.):** N/A  
**Freight Elevator Size:** N/A

**Other Type:** N/A  
**Expandable:** N/A  
**Former Use:** Print Shop  
**Roof:** rubber/metal  
**Story Bearing Cap. (lbs.):** N/A  
**Min. Ceiling Height (ft.):** 14

**Max. Ceiling Height (ft.):** 14  
**Dimensions:** N/A  
**Sprinklered:** No  
**Well-Type Docks:** N/A  
**Cranes:** No  
**Garage Ratio:** N/A  
**Lot Ratio:** N/A  
**Free Standing:** N/A  
**Major Tenants:** N/A

**Lighting Type:** N/A  
**Bay Size:** N/A  
**Truck Docks:** 0  
**Dock Levelers:** N/A  
**Number Of Cranes:** N/A  
**Garage Parking Spaces:** N/A  
**Lot Parking Spaces:** 55  
**SIC Code:** N/A

**Wiring:** N/A  
**Column Spacing:** N/A  
**Drive-In Doors:** 1  
**Dock Height (ft.):** N/A  
**Max. Crane Capacity (tons):** N/A  
**Garage Cost:** N/A  
**Lot Cost:** N/A

## **Environmental Information**

**Environ. Assessment:** N/A      **Flood Plain:** N/A  
**Soil Type:** N/A      **Soil Borings:** N/A      **Soil Load Bearings (lbs./sf):** N/A

## **Geographic Characteristics**

**Topography:** N/A      **Elevation (ft.):** N/A  
**Water Table :** N/A      **Wetlands Percentage:** N/A

## **Protective Services**

**Distance to Police Department (mi.):** 0      **Distance to Fire Department (mi.):** 0  
**24-Hour Police Patrol:** Yes      **Fire Dept. Employee Type:** Volunteer

## **Mass Transit**

**Mass Transit:** Yes      **City Bus:** No  
**Closest Mass Transit Stop (mi.):** N/A      **City Bus Distance(mi.):** N/A  
**Light Rail:** N/A      **Inter-City Bus:** No  
**Light Rail Distance (mi.):** N/A      **Inter-City Bus Distance (mi.):** N/A

## **Additional Procurement Information**

**Base Rent:** N/A      **Base Rent Description:** N/A  
**Net Taxes:** N/A      **Net Taxes Description:** N/A  
**Expenses:** N/A      **Expenses Description:** N/A  
**Total Gross Rent per RSF:** N/A      **Date Available:** N/A

## **Operating Expenses**

**Payroll:** N/A      **Maintenance:** N/A  
**Utilities:** N/A      **Administration:** N/A  
**Other:** N/A      **Other Description:** N/A  
**Insurance:** N/A      **Total Operating Expenses:** N/A

## Utilities

### Electric

Service Provider: Village of Minster

Location: site

Dual Feed Available 1: N/A

Dual Feed Available 2: N/A

Distribution Voltage: N/A

Primary Voltage: 3 phase

Primary Distance (ft.): N/A

Delivery Voltage: N/A

Secondary Voltage: N/A

### Gas

Service Provider: Vectren Energy Delivery

Main Size (in.): 0

Line Size (in.): N/A

Location: N/A

Pressure (psi): N/A

Heat Value (BTU): N/A

### Water

Service Provider: Village of Minster

Location: site

Pressure (psi): N/A

Distance (ft.): N/A

On-Site Storage: N/A

Source: wells

Excess Capacity (GPD): 818,000

Static Pressure (psi): N/A

Flow per Minute (gal.): N/A

Storage Elevated: N/A

Rated Capacity (gal.): N/A

Chemical Breakdown: N/A

Main Size (in.): 12

Line Size (in.): N/A

Residual Pressure (psi): N/A

Booster Pump: N/A

Storage Capacity (gal.): N/A

Peak Demand (GPD): N/A

### Sewer

Service Provider: Village of Minster

Main Size (in.): 10

Use of Lift: N/A

Rated Capacity (gal.): N/A

Line Size (in.): N/A

Distance (ft.): N/A

Peak Demand (GPD): N/A

Location: site

Treatment Plant Type: Activated Sludge/ext

Treatment Method: Activated Sludge/ext

Excess Capacity (GPD): N/A

### Storm Sewer

Storm Drainage: N/A

Storm Drainage Location: N/A

### Waste Disposal

No Waste Disposal Providers Listed

### Telecommunications

Local Carrier: Verizon

Type of Service: N/A

CO Distance (mi.): N/A

ISDN Available: N/A

Cable Modem Service: N/A

POP Distance (mi.): N/A

Fiber Optic: N/A

CO ADSL Available: N/A

CO on Fiber Ring: N/A

ISP: N/A

Fiber POP Location: N/A

Switching: N/A

CO Location: N/A

CO DSL Available: N/A

Competitive Local Exchange Carrier: N/A

Dual Service Provided from 2 COs: N/A

## Transportation

### Highways

Name	Distance (mi.)	Number of Lanes	Internal Site Access
SR 119	1	N/A	N/A
SR 66	1	2	N/A

### Interstates

Name	Distance (mi.)	Number of Lanes
I-75	15	4

## Railroads

<b>Name</b> R.J. Corman Railroad Co.	<b>Distance (mi.)</b> 0	<b>Siding</b> Yes
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## Airports

<b>Name:</b> Neil Armstrong-New Knoxville	<b>Distance (mi.):</b> 7	
<b>Runway Length (ft.):</b> 5,500	<b>Landing Lights:</b> Yes	<b>Airport Type:</b> General
<b>Aircraft Storage:</b> Yes	<b>Aircraft Maintenance:</b> Yes	<b>Surface Type:</b> Asphalt
<b>Instrument Landing System:</b> Yes	<b>Number of Daily Non-Stop Flights:</b> N/A	

### Major Airlines:

No Major Airlines Listed

## Water Ports

<b>Name:</b> Toledo Port Authority	<b>Distance (mi.):</b> 110	
<b>Channel Depth: (ft.)</b> 27	<b>Port Of Entry:</b> Yes	<b>Turning Basin:</b> No
<b>Barge Service:</b> Yes	<b>Storage Capabilities:</b> Yes	<b>Nearest Deepwater Port:</b> N/A

## Tax Structure

(Currency Values in USD @ \$1 per \$1 USD)

### State Taxes

<b>Corporate Income Tax:</b> Yes	<b>Corporate Franchise Tax:</b> Yes
<b>Sales Tax:</b> 6 %	<b>Gasoline Tax (cents per gallon):</b> 24

### County/Entity/Parish Taxes

**Sales Tax:** 1.5%

Tax	Rate	Assessment	Unit
Real Estate	N/A	N/A	N/A
Personal	N/A	N/A	N/A

### Community Taxes

No Tax Codes Listed

## Incentives

<b>Incentives Possible:</b> Yes	<b>Enterprise Zone:</b> N/A	<b>Empowerment Zone:</b> N/A
	<b>Foreign Trade Zone:</b> N/A	<b>Specialized Zone:</b> N/A

## Contact Information

No Agent information available

No LEDO information available

<b>Owner:</b> N/A	<b>Contact Person:</b> N/A	<b>Address:</b> N/A
<b>Telephone:</b> N/A	<b>Alternative Telephone:</b> N/A	<b>City:</b> N/A
<b>Fax:</b> N/A	<b>State:</b> N/A	<b>Postal Code:</b> N/A

## Comments

The first floor consists of spacious office areas, modern conference room, dining area and industrial restrooms with shower facilities. Second floor has possibilities for office space, storage or light industrial applications. Recent additions offer spacious industrial and warehousing areas. Shipping and receiving dock is located at the rear of main building. Central Air and window. Income Tax = 1.5%

## **Contact**

No Contact information available

## **Other Information**

No Other Information Available

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No Photos Available

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Although obtained from reliable sources, Auglaize County Administrators cannot guarantee accuracy.

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