

UPDATED LEASE EXPIRATION DATE & CAP RATE

For Sale - 2461 & 2489 Bauman Drive

WOOSTER, OH



EXPIRATION DATE

~~March 31st, 2023~~

March 31st, 2027

CAP RATE

~~8.73%~~

9.17%



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9.17 %
Average Cap Rate

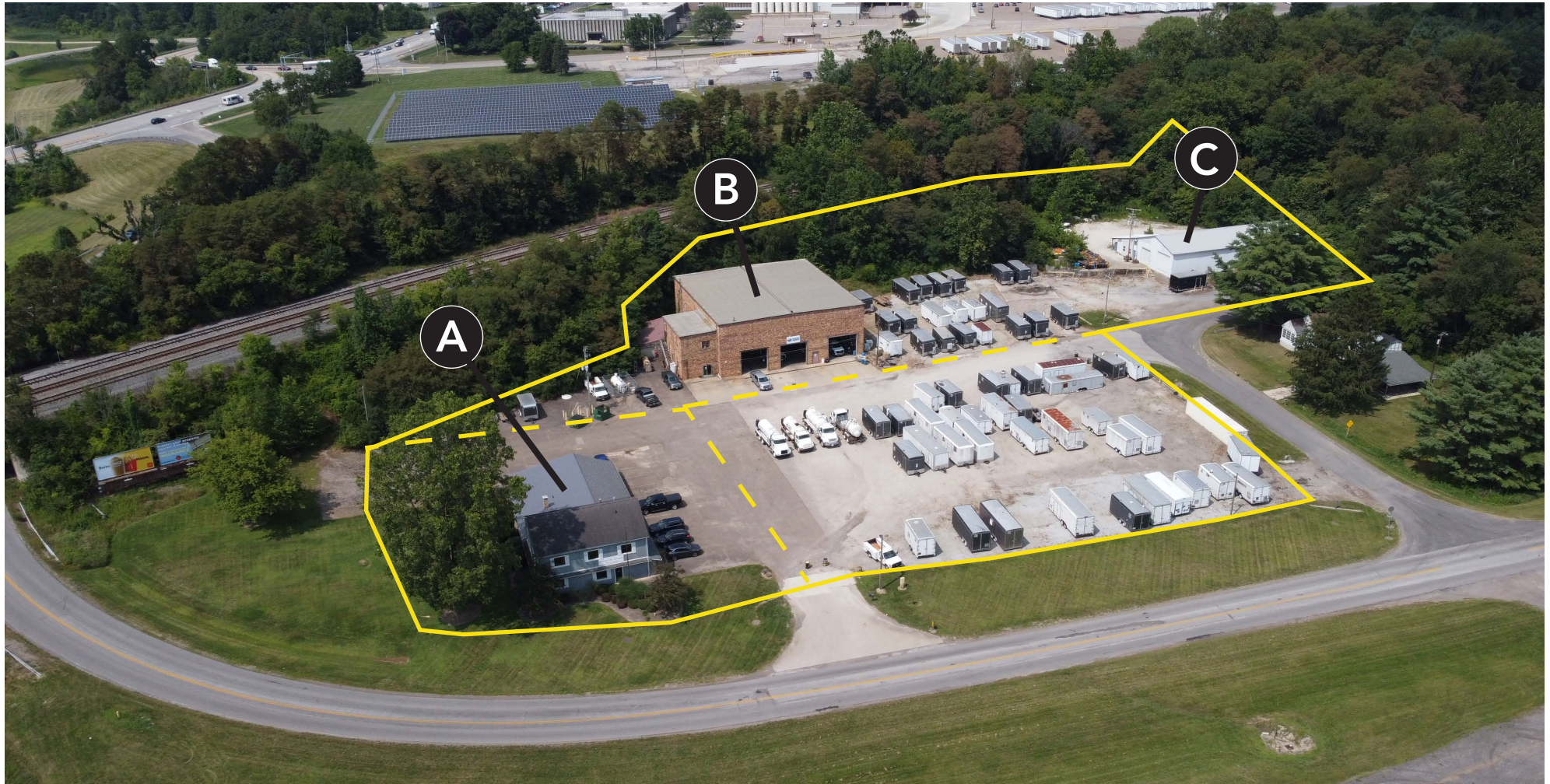


Lease expires
March 31st, 2027



Lessee pays Real Estate Taxes
Utilities, and Insurance

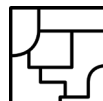
Property Details



**Subject to Survey*



+/- 4.06
Total Acres



I-2 General Industrial
Zoning District



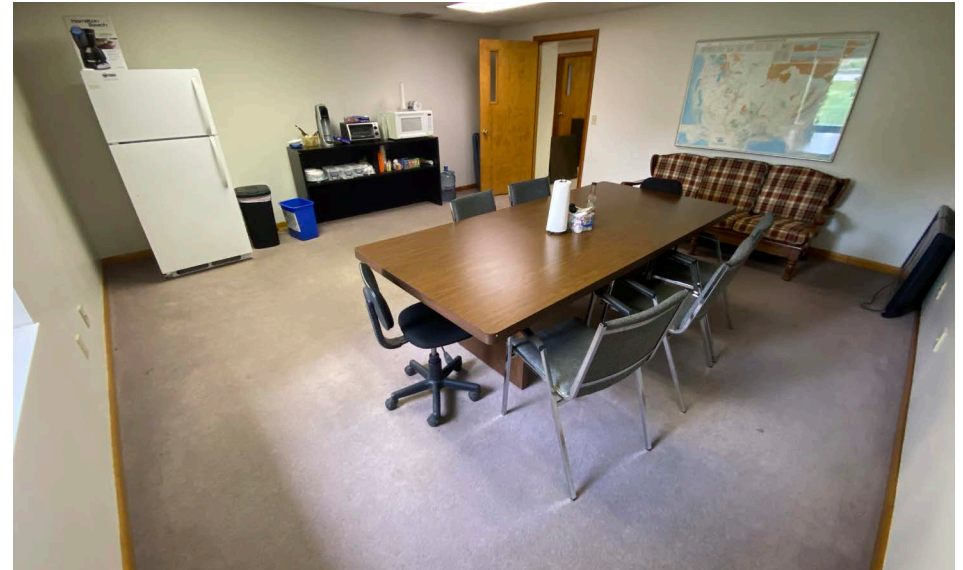
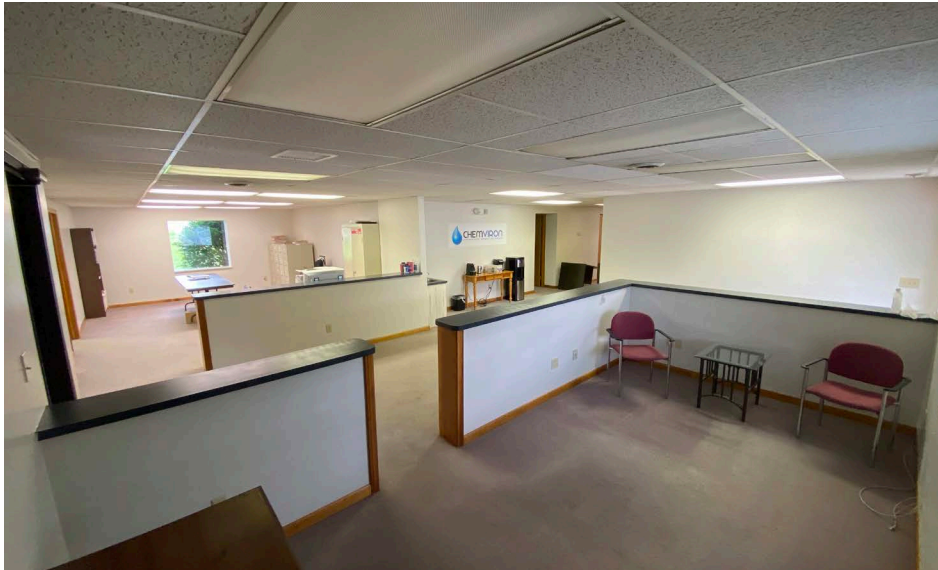
3 buildings totaling
+/- 20,056 SF

A



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For Sale: 2461 & 2489 Bauman Drive Wooster, OH 44691



BUILDING B DETAILS

DONALD K.
GANT
REALTY WOOSTER

B

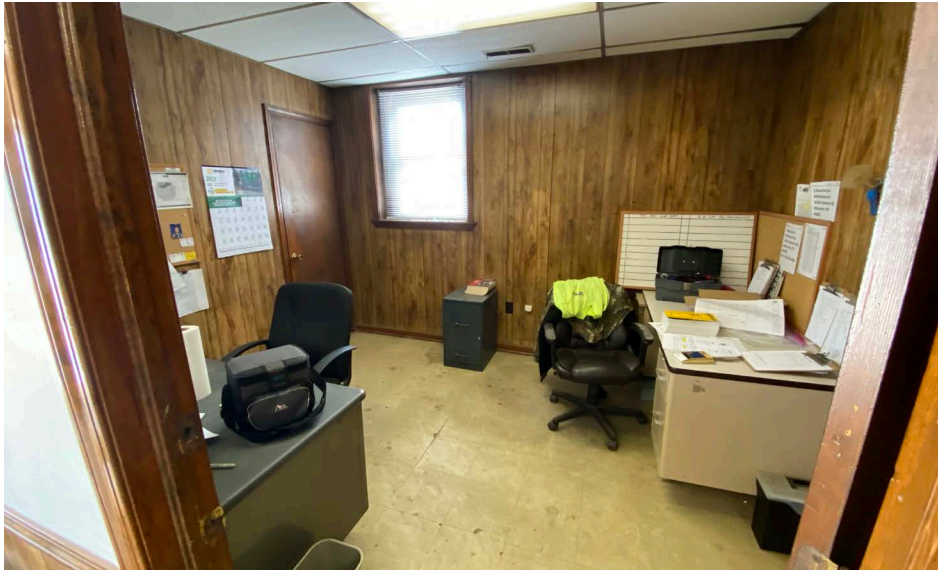


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BUILDING B DETAILS

DONALD K.
GANT
REALTY WOOSTER



BUILDING C DETAILS

DONALD K.
GANT
REALTY WOOSTER

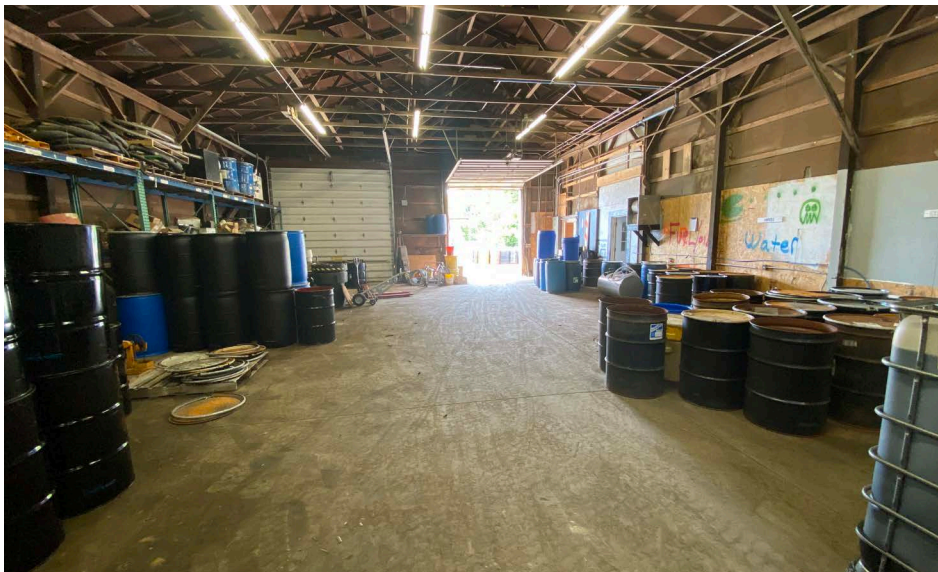


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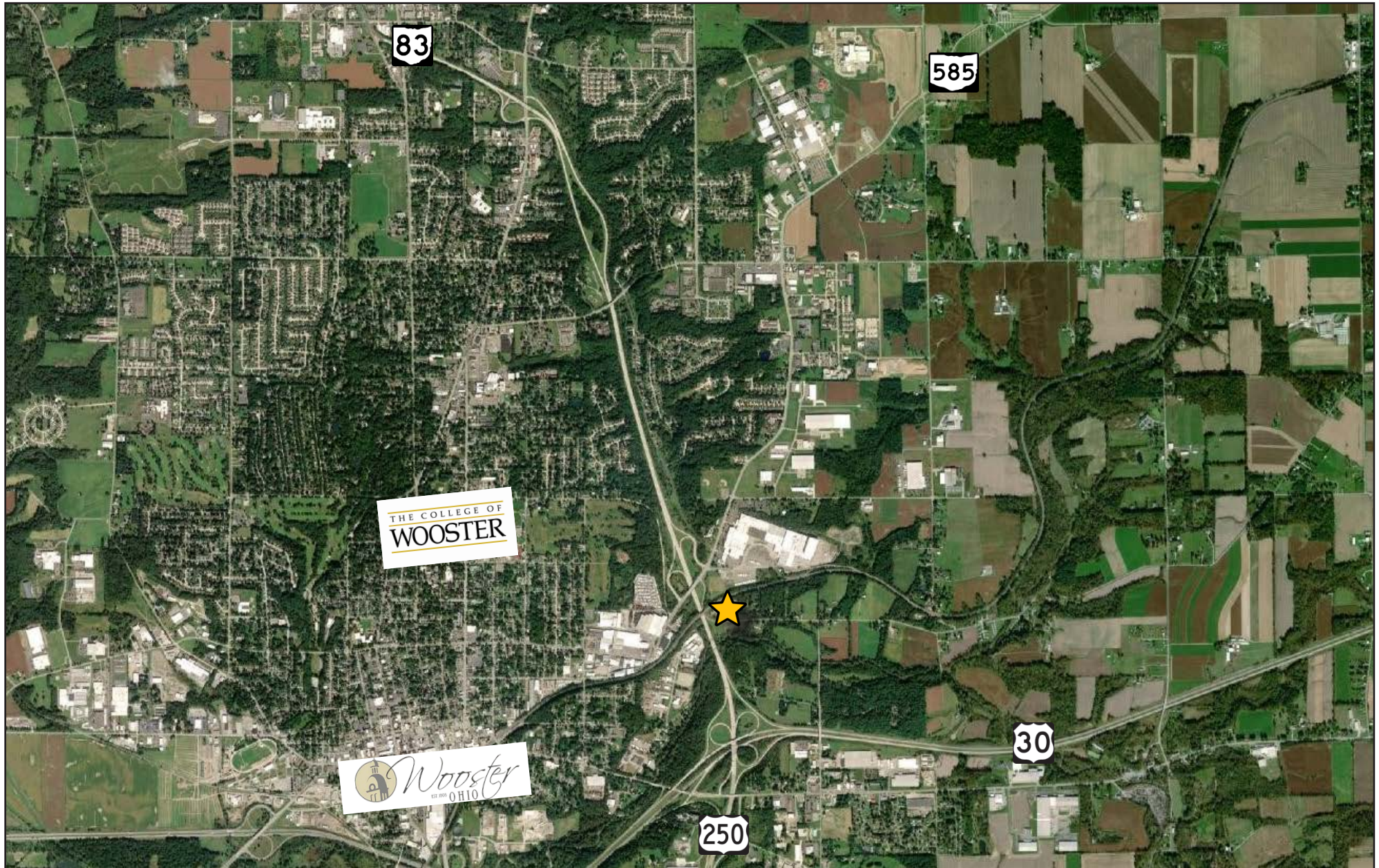
BUILDING C DETAILS

DONALD K.
GANT
REALTY WOOSTER



Location

DONALD K.
GANT
REALTY WOOSTER



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Location

DONALD K.
GANT
REALTY WOOSTER



For Sale: 2461 & 2489 Bauman Drive Wooster, OH 44691



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DONALD K.
GANT
REALTY WOOSTER

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