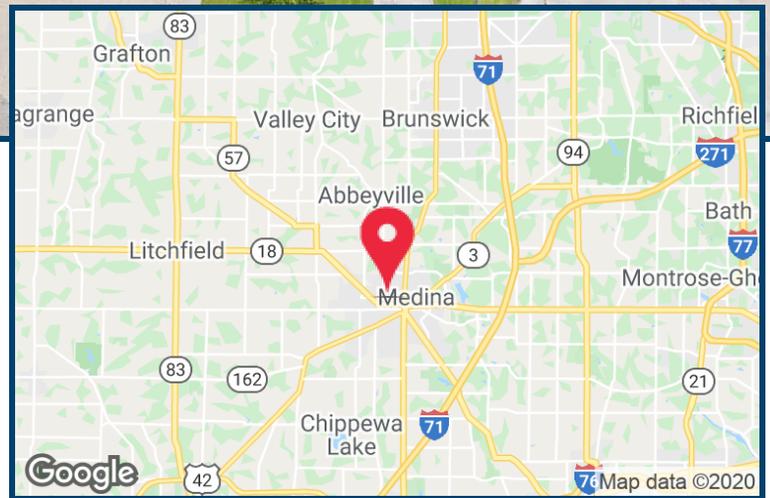




**SALE PRICE: \$1,200,000**

### Property Highlights

- Available SF: 134,134 SF
- Lot Size: 13+/- Acres
- Price / SF: \$8.95
- Electric: 3-Phase, 12,000 KVA
- 2 Drive-in Doors on Main Floor
- Ceiling Clears from 13' to 25'
- Zoning: I-1
- Large Truck Parking Lot
- 80' Truck Dock Terminal
- 3 Versatile Accessory Buildings
- Abandoned Spur; City of Medina Rail
- Securely Fenced Perimeter
- Medina City Tax Abatement/Incentives Available



### LISTING AGENTS

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### PROPERTY OVERVIEW

A 5-building property on 13 acres with two access points. Property includes a total 134,134 SF, with a massive main 122,770 SF industrial building formerly occupied by Hollos Paper Company and Smuckers (pickles). It has huge power of 12,000 KVA and includes transformer (owned by the seller). Has varying ceiling heights, from 13' to 25' ceiling clears throughout. The property includes 5000 SF of offices that will need to be renovated for use. Also includes 3 out buildings, 2400 SF, 7,200 SF and 1,764 SF. Has an abandon switch & spur in the back, larger yard, and a 2+/- acres paved truck lot. Rail can be made active if rail siding installed. There is an opportunity to become a part of the Medina Rail Consortium and share in the cost of upkeep. The property is fenced/secure.

### LOCATION OVERVIEW

This property is on State Road in Medina, just north of the intersection of Route 18 West (West Liberty) and State Rd. Rear rail access.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,533	13,952	22,947
Total Population	3,759	36,303	59,877
Average HH Income	\$59,403	\$73,594	\$79,949



