



LEASE RATE: \$3.00 - \$12.80 SF/MO

Property Highlights

Units Available:	6 units ranging from 1700 - 8500sf
Type Of Units:	Office, Warehouse, Light Industrial, and Storage Available
Office Ceiling Height:	9'
Shop/Warehouse Ceiling Height:	12' - 18'
Year Remodeled:	2019
Zoning:	I-1
Market:	Greater Medina
Nearest Highway:	4.8 miles to I-71



LISTING AGENTS

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PROPERTY OVERVIEW

Multi-purpose building with Office, Warehouse, Light Industrial, and Storage. Many uses! Completely remodeled in 2018-2019; units separately metered; heavy power available; dock and drive-in door available; high ceilings available; onsite management; plenty of parking and easy access to property. Lease rates do not include CAM + utilities.

LOCATION OVERVIEW

West of Medina Square past State Road on Rt 57

DEMOGRAPHICS

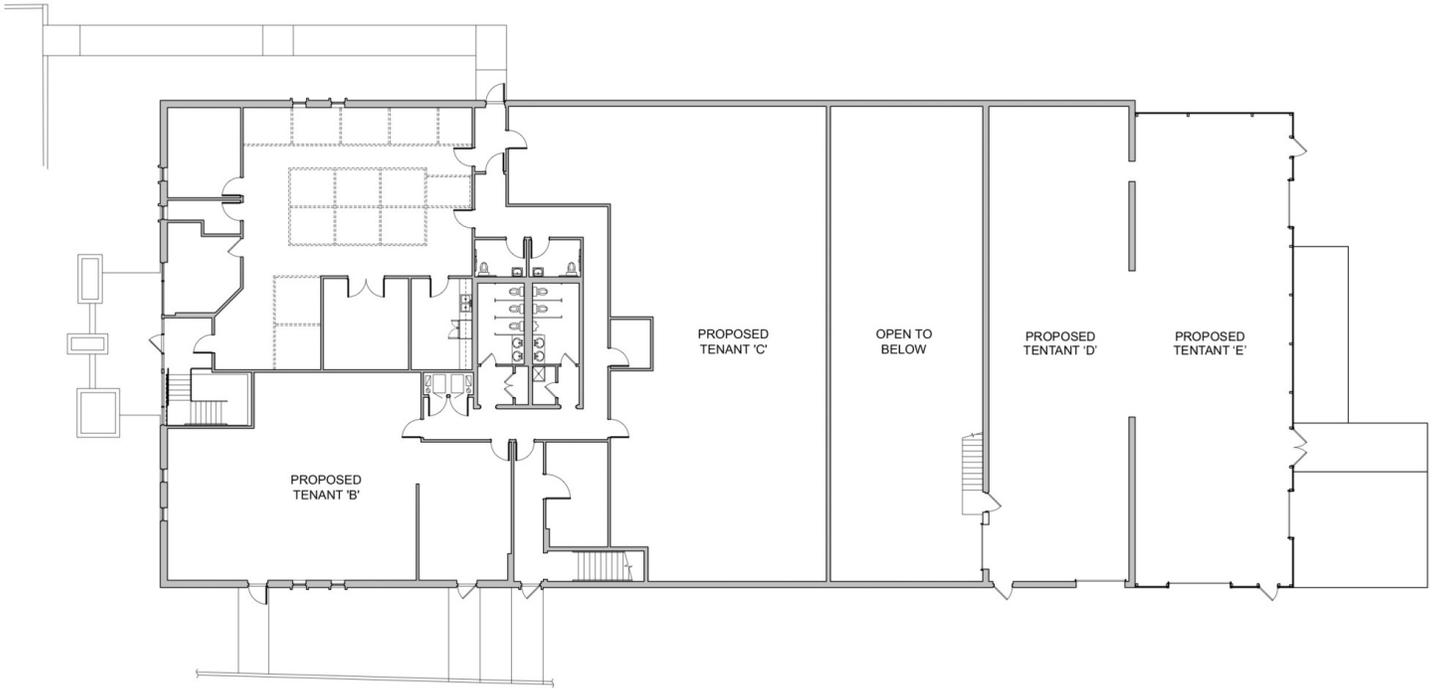
	5 MILES	10 MILES	15 MILES
Total Households	22,427	59,009	123,123
Total Population	58,544	156,462	331,234
Average HH Income	\$79,157	\$79,836	\$81,532

LEASE TYPE | MG

TOTAL SPACE | 1,700 - 8,500 SF

LEASE TERM | Negotiable

LEASE RATE | \$3.00 - \$12.80 SF/yr



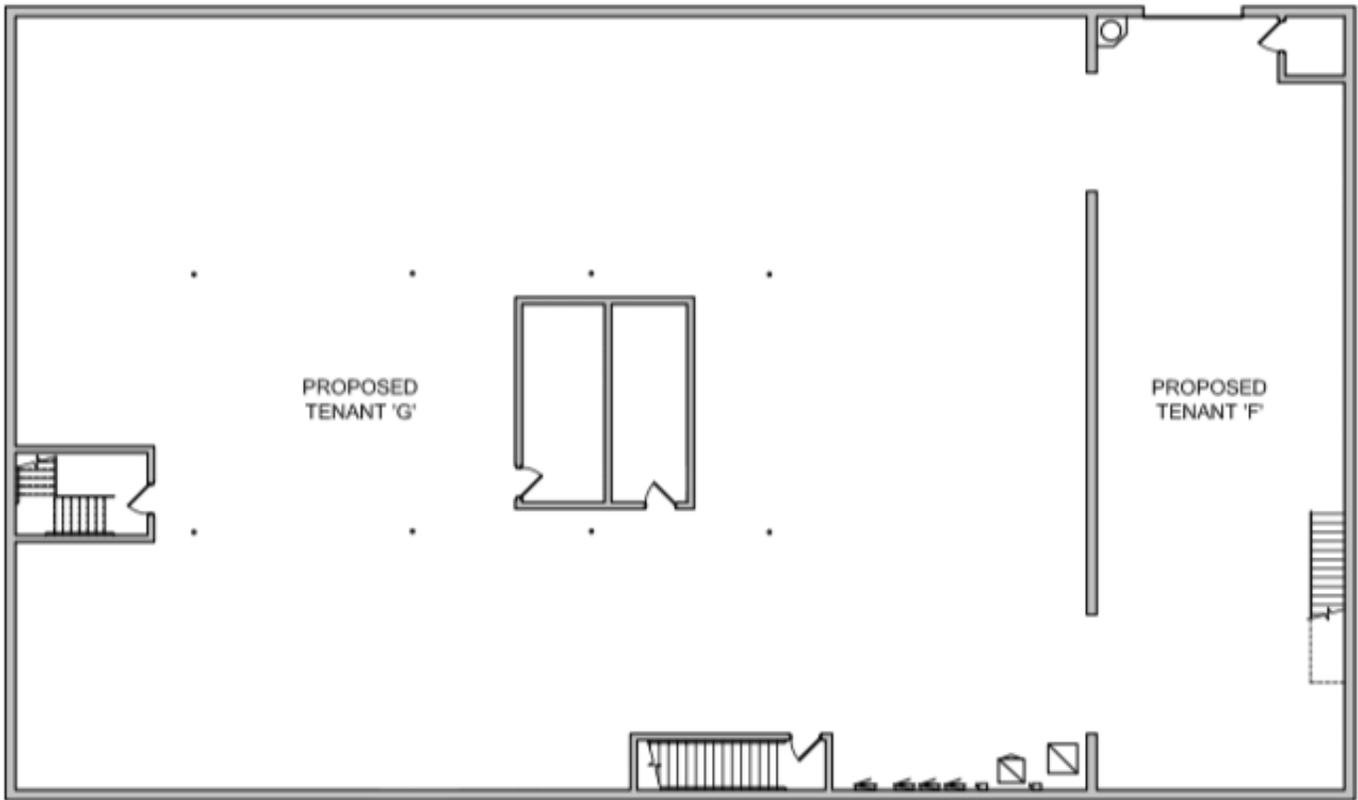
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B	Available	1,700 SF	Modified Gross	\$12.80 SF/yr
Suite C	Available	3,154 SF	Modified Gross	\$10.80 SF/yr
Suite D	Available	1,960 SF	Modified Gross	\$6.24 SF/yr
Suite E	Available	1,900 SF	Modified Gross	\$5.64 SF/yr

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite F - LL	Available	1,920 SF	Modified Gross	\$3.60 SF/yr
Suite G - LL	Available	8,500 SF	Modified Gross	\$3.00 SF/yr