

FOR SALE OR LEASE INDUSTRIAL BUILDING

FOR SALE: 93,436 +/- SF | \$2,895,000

950 LAKE ROAD, MEDINA, OH 44256

FOR LEASE: 4,360 SF to 14,960 SF OFFICE
13,110 SF to 78,476 SF MFING/WAREHOUSE SPACE

RENTAL RATES:

OFFICES & MFING/WAREHOUSE | \$3.25 NN/ SF + \$1.15 CAM

CRANE BAY MFING | \$6.00/ SF NN + \$1.15/ SF CAM



PROPERTY HIGHLIGHTS

- A 93,436 +/- sf building includes:
 - 33,930 sf mfg space; 18-20' ceiling clears
 - 31,436 sf warehouse space; 18' ceiling clears and access to 2 docks
 - 13,110 sf massive crane bay with 43' ceiling clears
 - Total office SF: 14,960 sf (4,360 sf to 14,960 sf)
 - On 19.96 acres, 600' frontage, depth of 1,449' including a lake on property, potential rail access
- Zoned I-1
- Built in 1963 of concrete and steel/1991 renovated/2016 roof replacement
- 2 Docks/2 drive in doors (12' X18'), 2(16'x18')
- Has its own transformer allows for 2,000 amps, 3 phase 480 volt
- 2016 Taxes \$49,350/yr
- Just 7.5 miles from the I-76 & I-71 Interchange

LISTING AGENTS:

TROY GERSPACHER, CCIM | Troy@GerspacherGroup.com

JIM GERSPACHER, CCIM, JD | Jim@GerspacherGroup.com

330.722.5002

GERSPACHER REAL ESTATE GROUP

5164 Normandy Parkway, Suite 285, Medina, OH 44256 | P: (330) 722-5002 | F: (330) 723-6330



VIDEO OF THIS PROPERTY

<http://www.gerspachergroup.com/properties/950-lake-rd-medina-oh-44256>

FOR SALE OR LEASE INDUSTRIAL BUILDING

FOR SALE: 93,436 +/- SF | \$2,895,000

950 LAKE ROAD, MEDINA, OH 44256

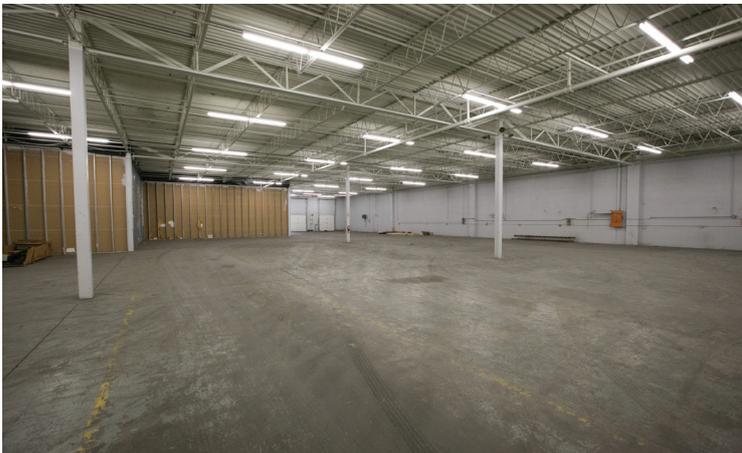
FOR LEASE: 4,360 SF to 14,960 SF OFFICE

13,110 SF to 78,476 SF MFING/WAREHOUSE SPACE

RENTAL RATES:

OFFICES & MFING/WAREHOUSE | \$3.25 NN/ SF + \$1.15 CAM

CRANE BAY MFING | \$6.00/ SF NN + \$1.15/ SF CAM



The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

FOR SALE OR LEASE INDUSTRIAL BUILDING

FOR SALE: 93,436 +/- SF | \$2,895,000

FOR LEASE: 4,360 SF to 14,960 SF OFFICE

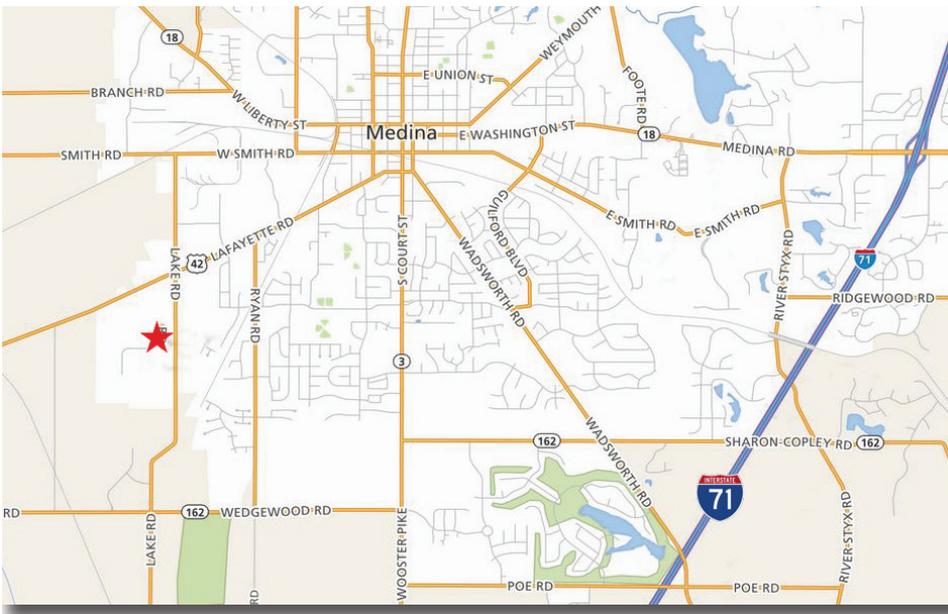
13,110 SF to 78,476 SF MFING/WAREHOUSE SPACE

950 LAKE ROAD, MEDINA, OH 44256



VIDEO OF THIS PROPERTY

<http://www.gerspachergroup.com/properties/950-lake-rd-medina-oh-44256>



Located, just south of Lafayette Road on the east side of Lake Road in Medina.

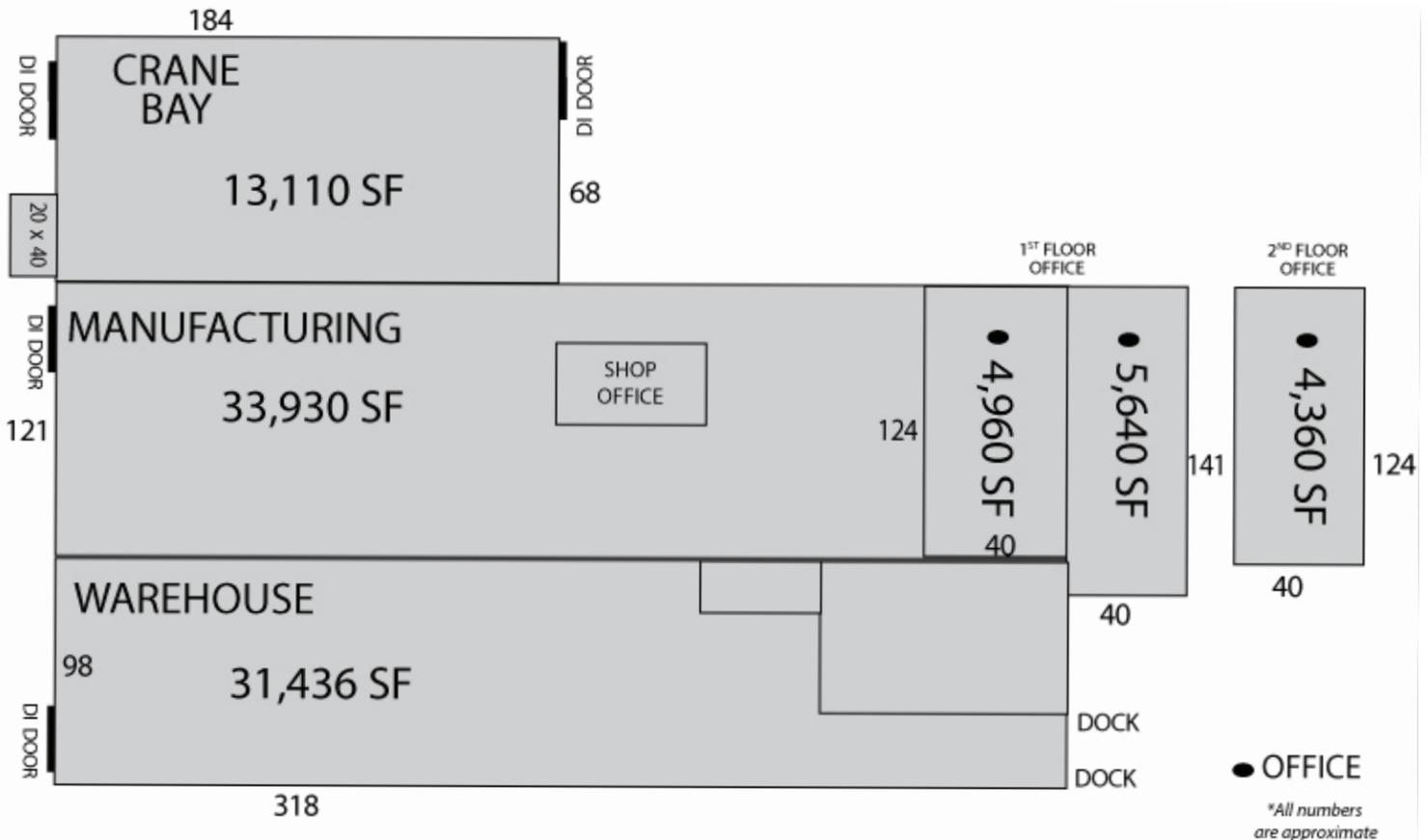
Approximately 7.5 miles from the I-76 & I-71 Interchange.

Located about equal distance from Cleveland and Akron in northeast Ohio

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

FLOOR PLAN

950 LAKE ROAD, MEDINA, OH 44256



The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.