

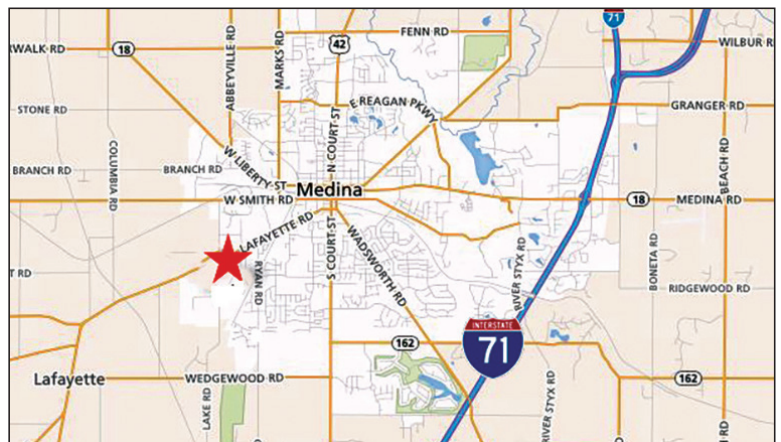


Property Highlights

FOR SALE: \$1,495,000.00

**FOR LEASE: \$4.50 SF WAREHOUSE
\$8.00 SF OFFICE**

- Very clean building currently being utilized for retail and warehouse
- 40,898 SF building on 3.22 acres
- 4,980 SF office space with kitchenette and restrooms
- 35,918 SF warehouse/manufacturing space
- 6 docks and one 10'x8' grade level door
- 18 parking spaces
- Zoned I-1 Industrial, but also allows for retail through conditional zoning
- Built in 1962, renovated in 2007
- Ceiling clears are 14' to 16'
- Wet sprinkler system
- On Medina County fiber network
- Annual property taxes of \$14,119



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Docks