

# **CURRIE-HALL INVESTMENT CO. BROKERS**

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## **PRESENTS FOR LEASE A Manufacturing/Warehousing Facility**

**305 Lake Road, Medina, Ohio 44215  
(Former Par Industries custom stamping facility)**

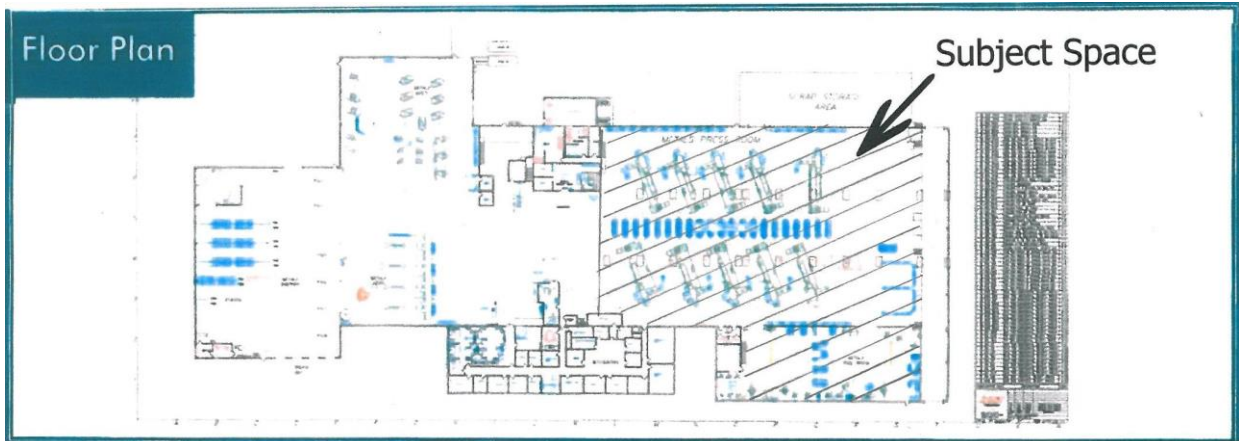


- **49,131 SF MANUFACTURING & WAREHOUSING FACILITY**
- **IDEAL FOR STEEL PROCESSING**

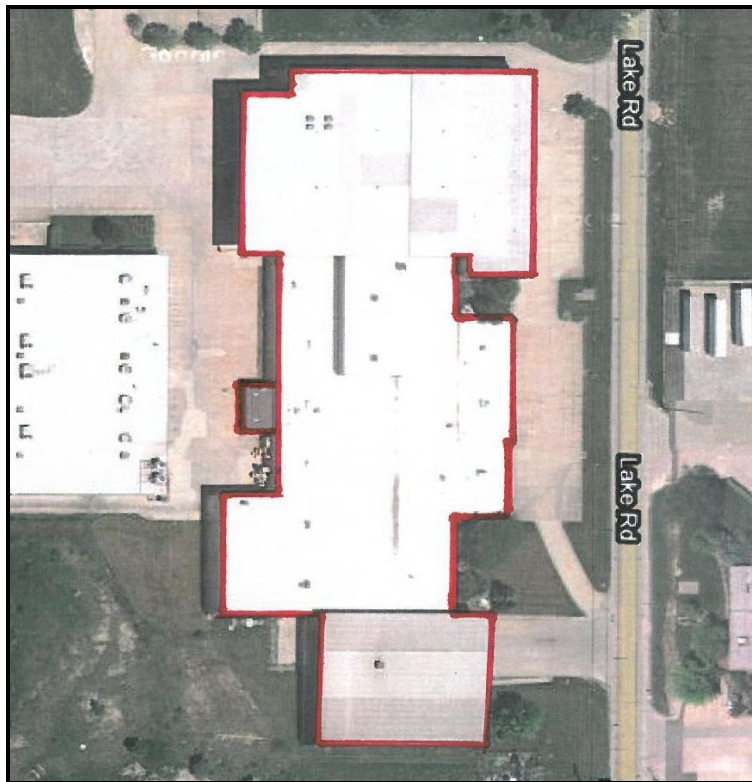
## **PROPERTY DETAILS**

- Location:** 305 Lake Road, Medina, Ohio 44215
- Zoning:** Foundries/Heavy Manufacturing
- Taxing District:** City of Medina, Medina School District
- Building Area:** 49,131 Total SF including 1,155 SF of Mezzanine
- Poss. Office Area:** 20'x50' in mezzanine area
- Construction:** Metal insulated panel with masonry base wall
- Exterior:** Concrete paved and landscaped
- Docks:** Two loading docks with levelers and one drive-thru dock with crane off-loading capability
- Drive-Ins:** One
- Bay Size, Ceiling Heights, Crane Capacity:** (All bays include the 19'-wide, recessed drive-through dock with crane off-loading capability located at the north end of the building.)
- Main Area Bays**
- |          |             |  |
|----------|-------------|--|
| Westerly | 49.55'x256' | 156' @ 35' ceiling HGT<br>100' @ 16.5' ceiling HGT on south end. No crane.                                 |
| Middle   | 50.92'x256' | 35' ceiling HGT with 25-ton crane 17' hook HGT which may be modified to accommodate up to a 21' hook HGT.* |
| Easterly | 50'x256'    | Same as Westerly Bay   |
- Front Area Bay (Lake Road side)**
- |       |          |   |
|-------|----------|---|
| Front | 55'x174' | 35' ceiling HGT with one 10-ton crane @ 17.5' hook HGT which can be raised to 21' hook HGT, plus one 25-ton and one 5-ton crane at 17.5' hook HGT which can be raised to 21' hook HGT |
|-------|----------|---|
- \*Landlord will consider modifying the hook height subject to a satisfactory lease.
- Floor Thickness:** Eight inches with 6" x 6" #4 wire mesh, 4000psi
- Lighting:** Metal halide
- HVAC:** Reznor and radiant tube
- Sprinkler System:** Yes
- Power:** Substation with main. Separate transformer: 3,000 AMP

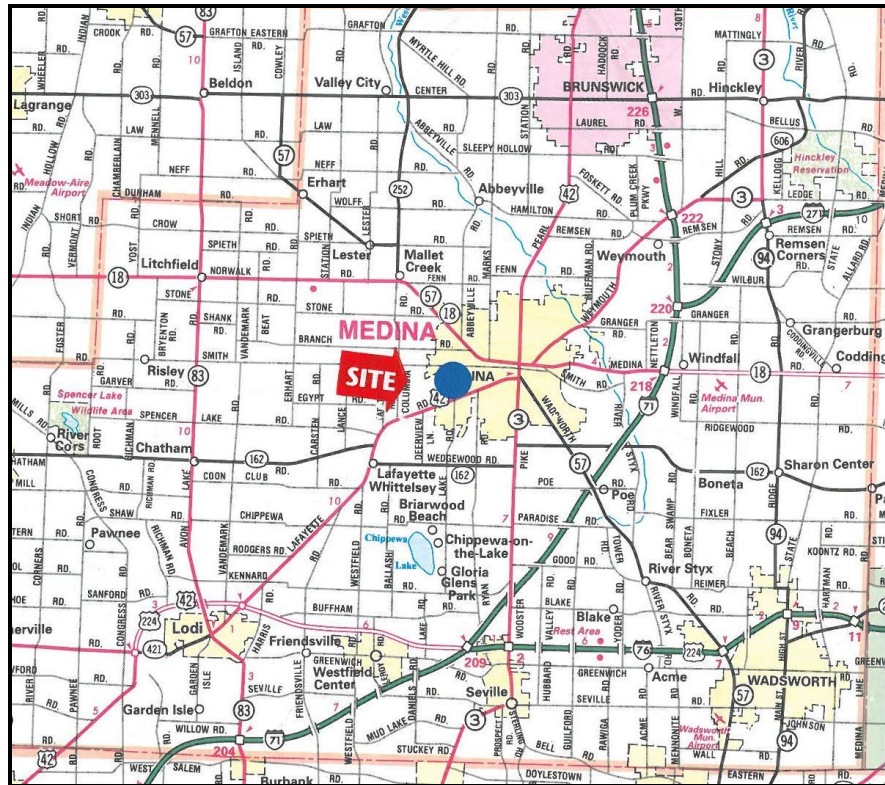
## FLOOR PLAN



## AERIAL MAP



## REGIONAL MAP



## Medina Area Information

The recent announcement by *Money Magazine's* top 100 best places to live was no surprise for long-time residents of Medina. Although honored and humbled to be ranked 40<sup>th</sup> on the list of "America's best small towns," Medina residents and businesses have known this is a great place to live, work and raise a family. Compared to other cities in the survey, the City is ranked high due to its low crime rate, excellent schools, affordable housing, general low cost of living (ranging 12-20% below the national average), and a tremendous local and regional health care system.

The City of Medina offers a wide selection of recreational opportunities and currently has 800 acres developed for park use at 12 different sites. A strong youth sports program utilizes the park fields and the Medina Community Recreation Center throughout the year.

Regionally, our residents are minutes away from professional sporting events, some of the finest museums in the country, a great theater district, the world-renown Cleveland Orchestra, and the third most visited national park system in the U.S.

The City of Medina is the county seat for Medina County, one of the fastest growing counties in the State of Ohio. While our location offers an easy drive to Cleveland, Akron, and Columbus, the same highway system reaches 60% of the population of the U.S. in a day's drive.

<b><u>Population &amp; Workforce</u></b>	
Population: <b>26,200</b>	Educational & Health Care: <b>19.4%</b>
Population Density: <b>2,540/sq mi</b>	Manufacturing: <b>14.4%</b>
Workforce: <b>14,966</b>	Management, Professional Occupations: <b>39.9%</b>
Unemployment: <b>5.3%</b>	Sales and Office Occupations: <b>25.6%</b>
Median HH Income: <b>\$61,644</b>	Private Industry and Salary Workers: <b>82.8%</b>
Per Capita Wkly Income: <b>\$677</b>	Government Workers: <b>12.9%</b>
	Average Commute Time: <b>25.2 minutes</b>

<b><u>Taxes &amp; Incentives</u></b>	
Property Tax:	Effective Tax Rate: Residential - \$17.61 per \$1,000, Industrial - \$21.02 per \$1,000
Sales Tax:	Total: 6.5% Local: 1% State: 5.5%
Income Tax:	City: 1.25%
Incentives:	Community Revitalization Area, Micro-Enterprise RLF, Job Creation Grant, Revolving Loan Fund, Port Authority, Foreign Trade Zones

<b><u>Transportation</u></b>			
<u>Interstates</u>	<u>Rail Providers</u>	<u>Intermodal</u>	<u>Port(s)</u>
I-71, I-76, I-271	Wheeling & Lake Erie Railroad	Cleveland - CSX	Cleveland, OH, Baltimore, MD
<u>Public Transportation</u>	<u>International Airport</u>	<u>Regional Airport</u>	<u>Municipal Airport</u>
Yes-Medina County Transit	Cleveland-Hopkins (CLE) (21mi)	Canton-Akron (CAK) (30mi)	Medina Municipal (4mi)

<b><u>Utilities</u></b>		
<u>Electric Supplier</u>	<u>Natural Gas Distributor</u>	<u>Telecommunications</u>
Ohio Edison	Columbia Gas of Ohio	Verizon
		Armstrong (Cable, High Speed Internet, Telephone)

<b><u>Water System</u></b>			
<u>Water Plant</u>	<u>Permitted Capacity MGD</u>	<u>Average Use MGD</u>	<u>Excess Capacity MGD</u>
Medina City	5	3.2	1.8

<b><u>Sewer System</u></b>			
<u>Sewer Plant</u>	<u>Permitted Capacity MGD</u>	<u>Average Use MGD</u>	<u>Excess Capacity MGD</u>
Medina County	15	10	5

<b><u>Governmental Services</u></b>		
<u>Government</u>	<u>Police Department</u>	<u>Fire Department</u>
Mayor - Council	Personnel: 61	Personnel: 40
	Low Property Crime - Top 1%	ISO Fire Rating = 5
	Low Violent Crime - Top 2%	

<b><u>Largest Employers</u></b>		
Medina County	1,365	Government
Medina General Hospital	1,000	Health Care
Medina City Schools	850	Government, Education
Drug Mart	420	Distribution, Retail
Sandridge Foods	420	Fresh Food, Distribution
Plastipak Packaging	390	Plastic Bottles
City of Medina	344	Government
Friction Products	266	Brake, Clutch and Fuel Cell Parts
A.I. Root	169	Candles
Sealy Mattress	168	Box Springs and Mattresses
Jacobson Manufacturing	128	Fasteners and Components

**Rental Rate:     \$4.50/SF NNN**

**CONTACT INFORMATION:**

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