

For Sale - 10,120 SF Industrial Bldg. Investment & Development Potential



10,120 SF
.34 AC

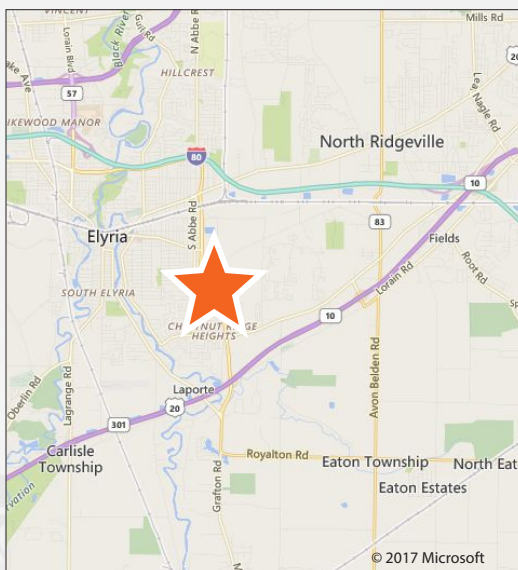
Sugar Lane

ALSO AVAILABLE 4.45 AC

* lines are approximate

Map data ©2017 Google

700 Sugar Lane, Elyria, OH 44035



PROPERTY OVERVIEW

- 10,120 SF Freestanding Industrial Facility on .34 Acres
- Also Available 4.45 Acres of Adjacent Land
- 1 Half-Ton Crane
- 3 Drive-In Doors & 1 Loading Dock
- Buss Ducts / Heavy Power / T8 Lighting
- Ceiling Height 16' to 17' .5"
- Possible Opportunity to Leaseback Building to Current Owners
- Centrally located - minutes to I-80 (OH Turnpike) & I-480

Building on .34 Acres Offered for Sale at: \$675,000

Land - 4.45 Acres Offered for Sale at: \$333,750

Building & Land Together: \$1,008,750

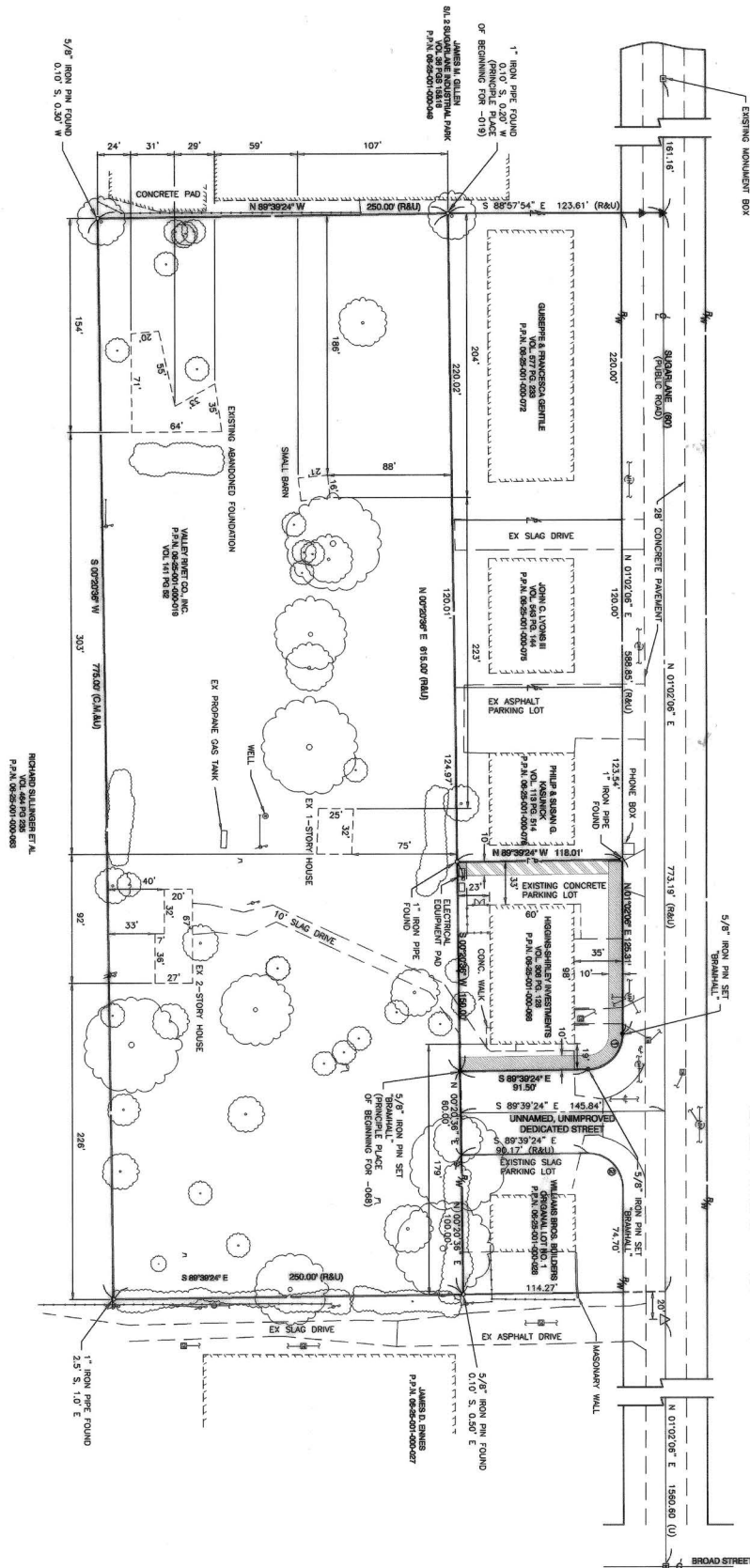


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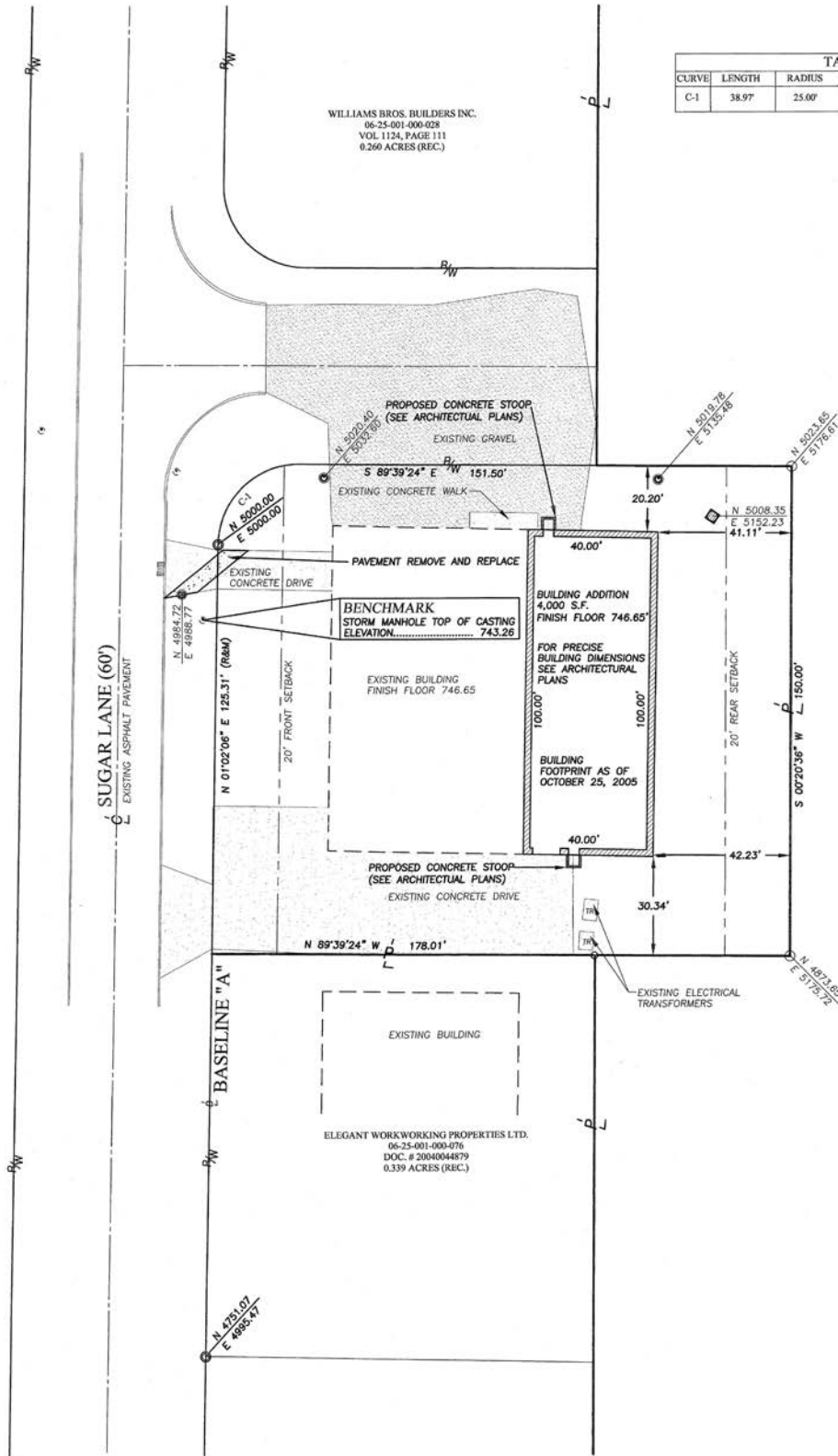


TABLE OF CURVES						
CURVE	LENGTH	RADIUS	CHORD	BEARING	TANGENT	DELTA
C-1	38.97'	25.00'	35.14'	N 45°40'53" E	24.70'	89°18'15"

VALLEY FASTENER GROUP LLC
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