

**FOR SALE: 93,436 +/- SF | \$2,495,000**

**950 LAKE ROAD, MEDINA, OH 44256**

**FOR LEASE:** 4,360 SF to 14,960 SF OFFICE  
15,000 SF to 65,366 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~~ **LEASED**



## 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 dock
  - 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, SIOR | [Troy@GerspacherGroup.com](mailto:Troy@GerspacherGroup.com)

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**330.722.5002**



## VIDEO OF THIS PROPERTY

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

## GERSPACHER REAL ESTATE GROUP

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# FOR SALE OR LEASE INDUSTRIAL BUILDING

**FOR SALE: 93,436 +/- SF | \$2,495,000**

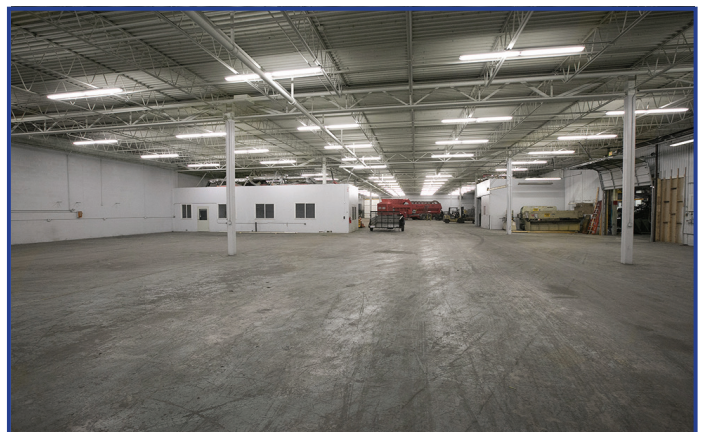
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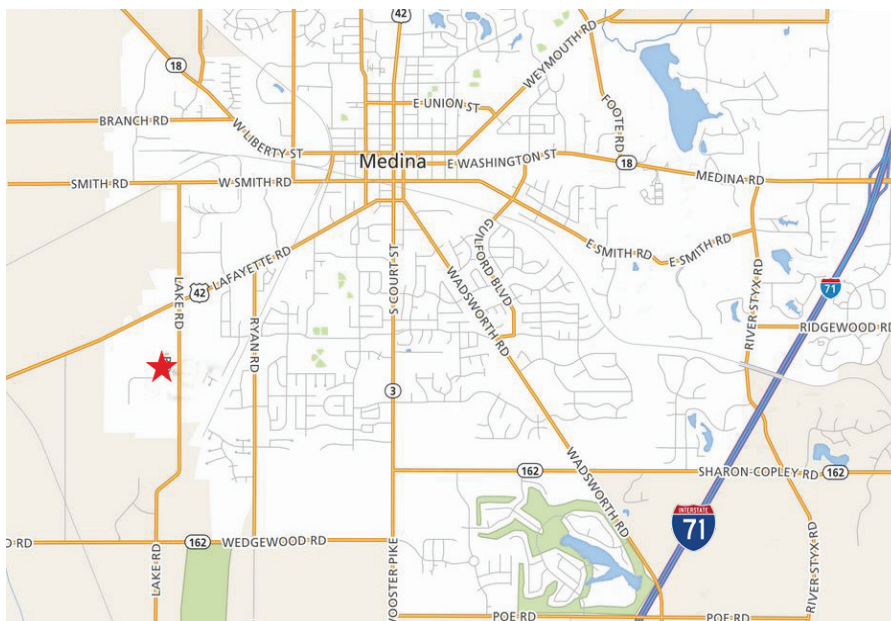
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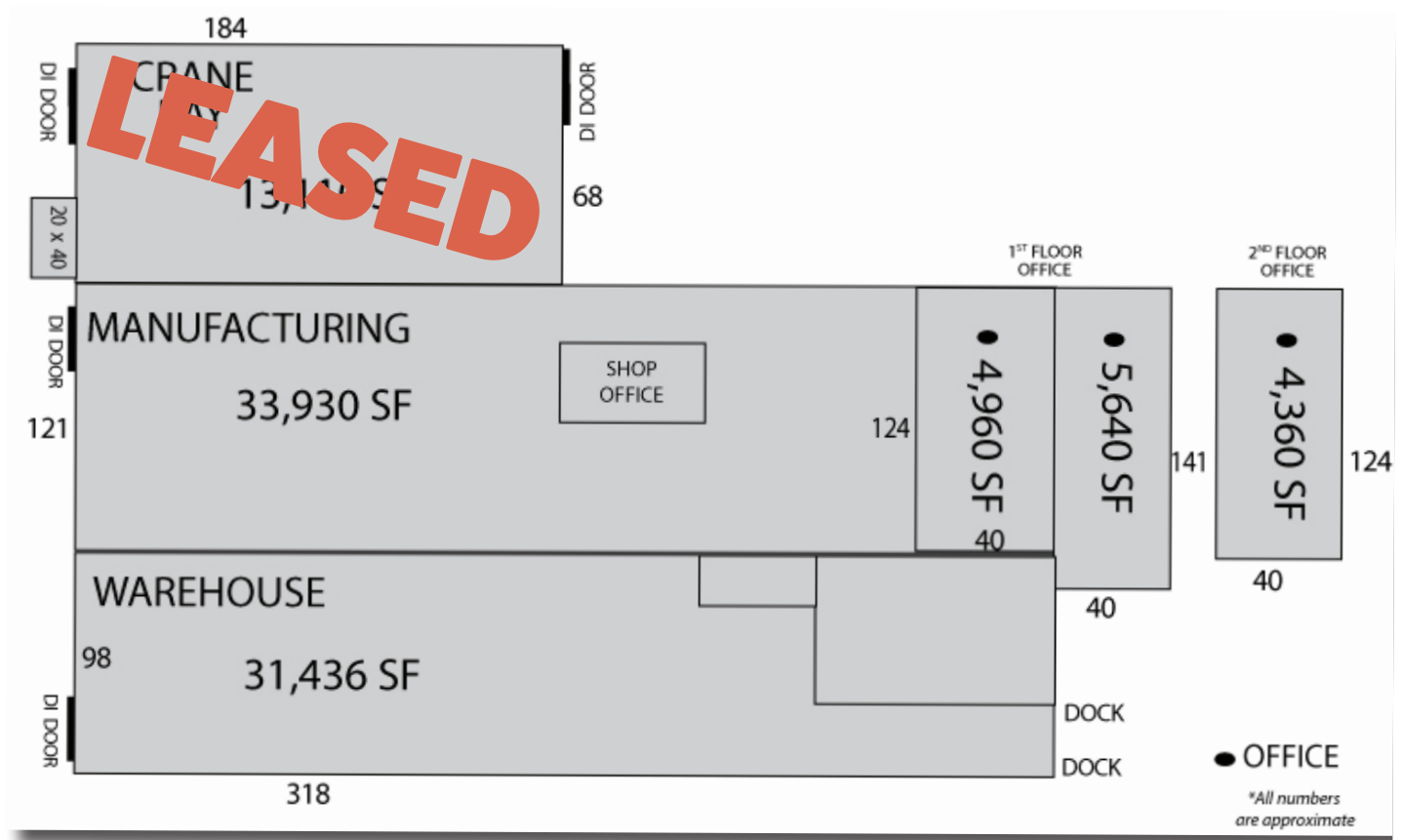


Located, just south of Lafayette Road on the east side of Lake Road in Medina.

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

Located equal distance from Cleveland and Akron in northeast Ohio

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