



1 Display Pointe

Clayton, Ohio 45315

SALE PRICE:

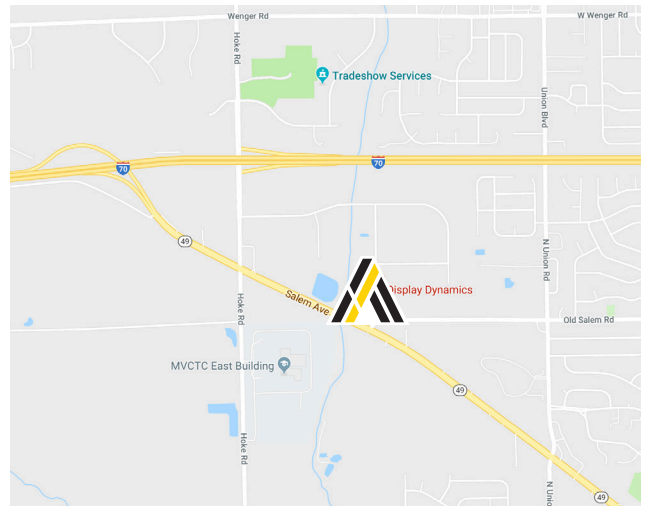
\$2,700,000

LEASE RATE:

\$4.75 PSF NNN

Property Highlights

- 59,000± SF Warehouse/Manufacturing building
- 7,000± SF of Office with large offices and open work area
- Built new in 1996 with renovated office improved with high end finishes
- Ideal for corporate headquarters
- 17' Clear height
- 2,000 amps of 277/480 V 3 phase power
- Less than one (1) mile from I-70 and about six (6) miles from the I-70 / I-75 intersection



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Principal

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Photos



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Warehouse/Manufacturing Building

Building Specifications

Location:	Englewood, Ohio
Total Building Area:	59,000± SF
Office Space:	7,000± SF
Warehouse/ Production Space:	52,000± SF
Land Area:	5.588± AC
Parcel ID:	M57 00907 0025
Year Built:	1996
Construction Type:	Structural steel frame with masonry walls
Floor:	6" Reinforced concrete
Roof:	Carlisle EDPM reinforced membrane with gravel ballast
Loading:	Six (6) dock high doors and one (1) grade level door
Ceiling Height:	17 ft.
Parking:	116 spaces
Restrooms:	Men's and women's sets in shop and office area
Heating:	Gas
Air Conditioning:	Office area only
Lighting:	T-8
Sprinklered:	Wet system
Power:	2,000 amps 277/480 V 3 phase
Lease Rate:	\$4.75 psf NNN
Sale Price:	\$2,700,000

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Aerial

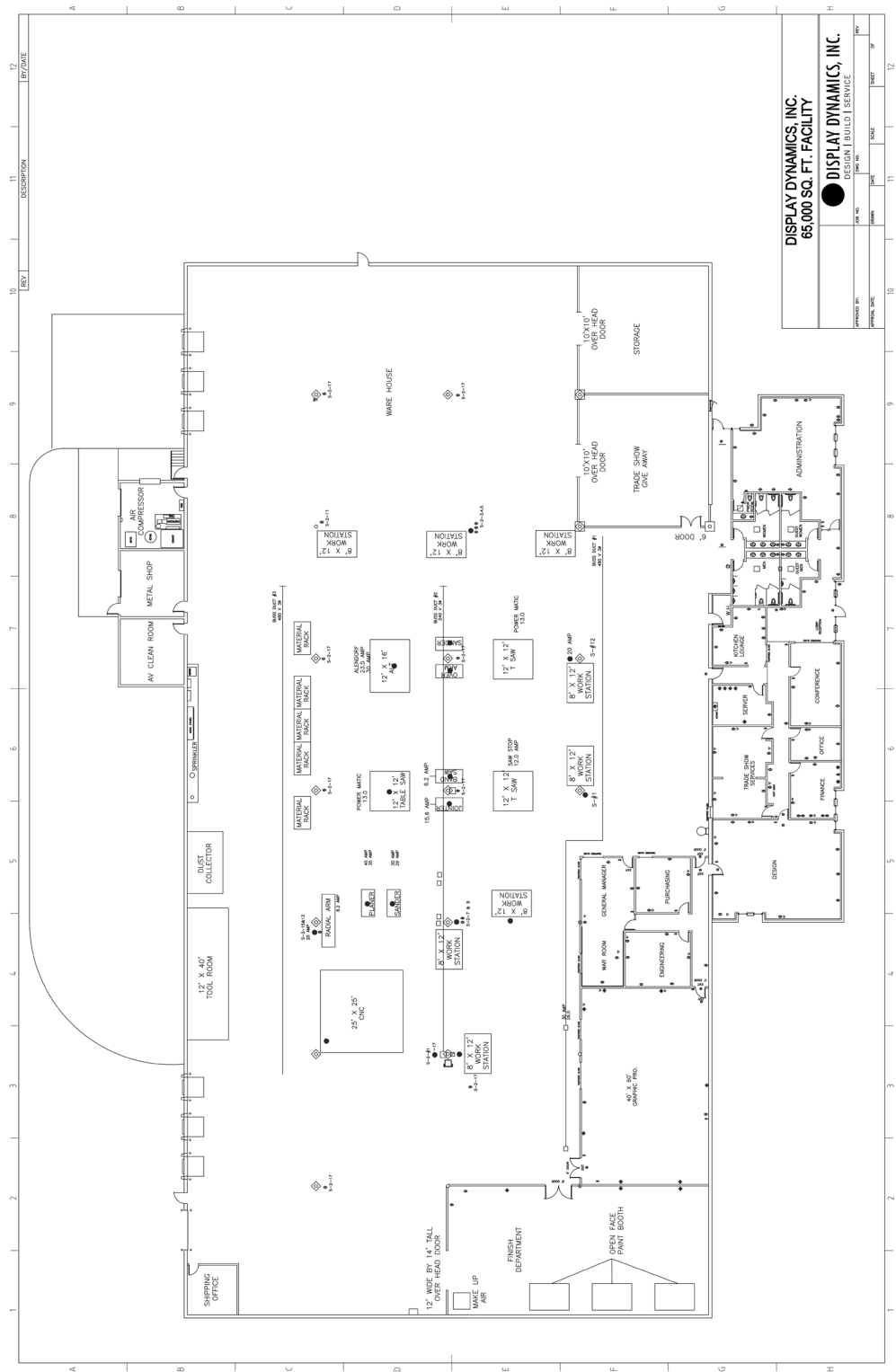


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Floor Plan



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Site Plan

