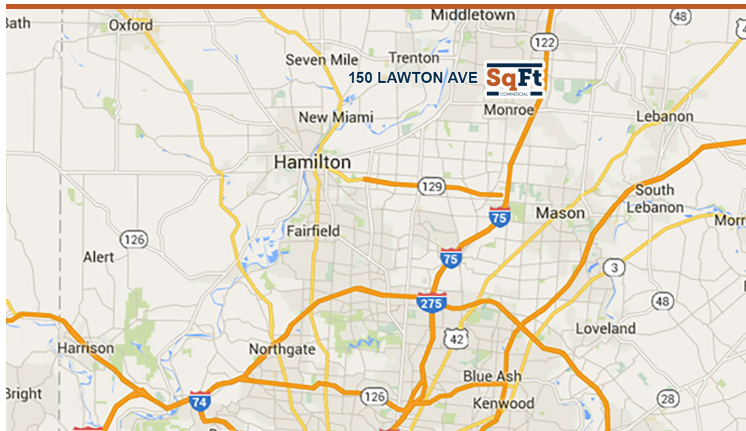




150 LAWTON AVE, MONROE, OH 45050

AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

 **74,240 SqFt**

- 52,340 SqFt of warehouse fully air-conditioned
- 20,000 SqFt truck drive-thru bay
- 3,550 SqFt of cooler space
- Floor drains
- Heavy power
- Located one-mile from I-75/SR63 interchange

Warehouse SqFt:	70,590
Cooler Room 1 SqFt:	1,800 (60' x 30')
Cooler Room 2 SqFt:	1,750 (70' x 25')
Office SqFt:	3,650 (73' x 50')
Acreage:	Approximately 7 acres
Clear Height:	20' - 27'
Year Built:	1983-2009
Type of Construction:	Concrete block and metal
Lighting:	T-5 high efficiency fluorescent
Column Spacing:	Mostly clear span throughout
Dock Door:	Five (5) - 9'x10' equipped w/ levelers, lights, and seals

Drive-in Door:	Two (2) - 12'x14'
Sprinkler:	Wet system in 52,000 SqFt warehouse
Electrical Service:	208/120v and 480 volt -3 phase - 2,000+ amps
Heat:	Natural gas - Infrared
Roof:	Metal
Truck Court:	Concrete - 130'
Parking Lot:	Concrete/Asphalt - 70+ parking spaces
Restrooms:	Two (2) in office and two (2) in warehouse
Assessed Valuation:	\$1,954,683 (\$26/SqFt)
Annual Property Tax	\$55,430 (\$0.75/SqFt)

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150 LAWTON AVE

MONROE, OH

AERIAL VIEW



WAREHOUSE INTERIOR



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ADDITIONAL PHOTO



ADDITIONAL PHOTO



CLICK HERE FOR AERIAL PHOTOS



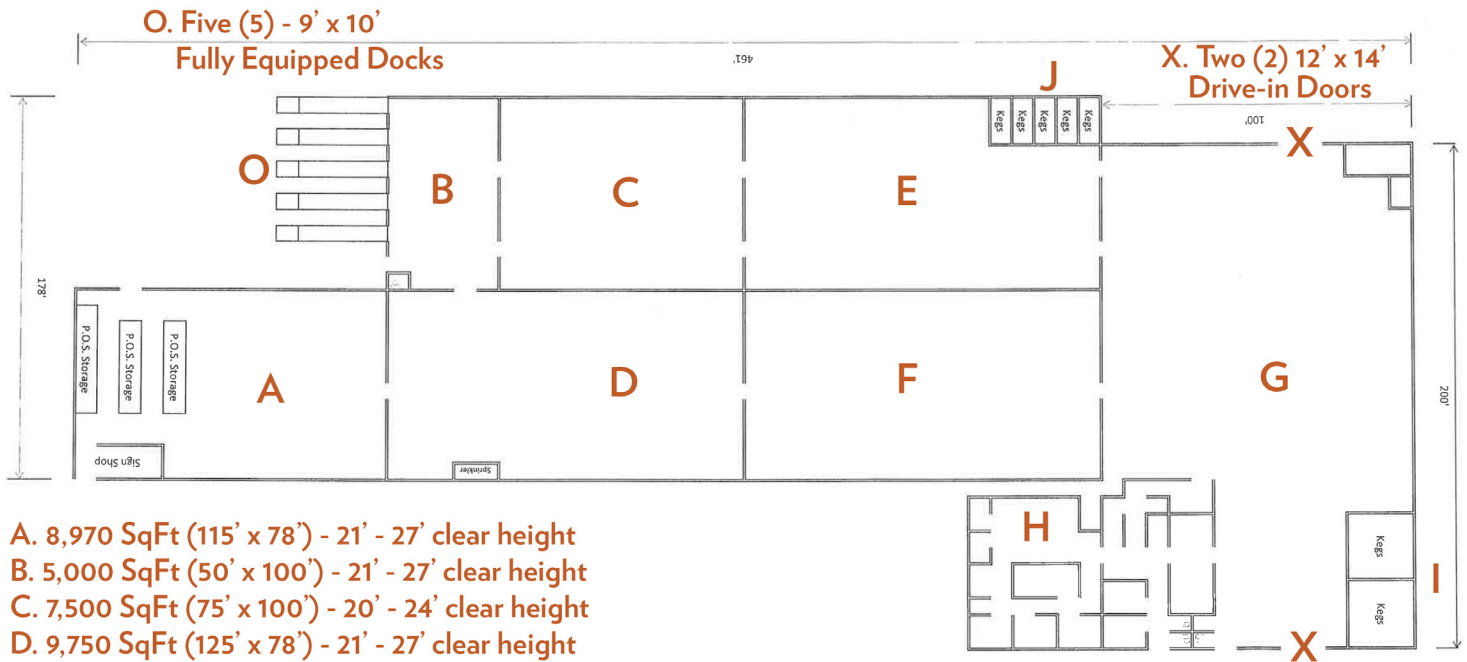
CLICK HERE FOR AERIAL VIDEO

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Warehouse maintained between 40 degrees to 60 degrees.

Cooler space maintained between 34 degrees to 36 degrees.

Additional photos available upon request.

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