



OFFERING SUMMARY

Sale Price: \$469,000

Lease Rate: \$5.15/SF/Yr (MG)

Lot Size: 1.0 Acres
(2 Parcels)

Building Size: 10,600

Zoning: Industrial

PROPERTY OVERVIEW

This is a perfect contractor property or retail location for an auto-related use. The building is 10,600 square feet with about 1,500 square feet of office. There are 7 drive-in doors facing S. Main Street, 1 drive-thru in the rear and a garage size door on the Cole Avenue side (north side) of the building. The property has been meticulously cared for over the years. The location is convenient to all access points and is within the S. Main Street re-development area. The Bridgestone/Firestone Technical Research and Development Complex and the soon-to-be Firestone redevelopment campus are adjacent.

PROPERTY HIGHLIGHTS

- Lease or Sale
- 1 Acre; Room for Expansion/Outside Storage
- Taxes: \$11,166.00 Annual
- 9 Drive-In Doors / (7) 13' (1) 8' (1) 10'
- CoRay Vac Heating in Warehouse
- Ceiling Ht: 9' to 14'
- Fenced-In Paved Parcel
- Extremely Clean Property

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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