

FOR SALE OR LEASE

7500 Associate Avenue

Brooklyn, Ohio 44144



Freestanding 47,577 square foot industrial complex with 7,504 square feet of office space and 40,073 square feet of warehouse / manufacturing space on 4.27 acres with room for expansion or outside storage. Three (3) drive-in doors (10'x10'; 10'x12' and 12'x14') and one (1) truck dock (9'x12'). Manufacturing amenities including locker rooms, air compressor and air lines, 2-ton crane with additional crane rails, buss duct and a transformer with capacity to 2000A / 480V / 3P power.

PROPERTY FEATURES



47,577 SF

TOTAL BUILDING SIZE

7,504 SF

TOTAL OFFICE SPACE

40,073 SF

TOTAL WAREHOUSE SPACE

4.27 ACRES

TOTAL SITE SIZE

\$2,300,000

SALE PRICE

\$4.50/SF NNN

LEASE RATE

PROPERTY SPECIFICATIONS

YEAR BUILT	1966
CONSTRUCTION	Metal/Masonry
CEILING HEIGHT	16'
ROOF	Built-up on metal deck; office roof replaced in 2017
SPRINKLER	100% wet
LIGHTING	Fluorescent
AIR-CONDITIONING	Office
DOCK	One (1) - 9'x12' with leveler
DRIVE-IN DOORS	Three (3) - 12'x14'; 10'x12'; 10'x10'
HEAT	OHD gas and radiant tube
POWER	Transformer in place with capacity to 2000A/480V/3P
COLUMN SPACING	25'x48'

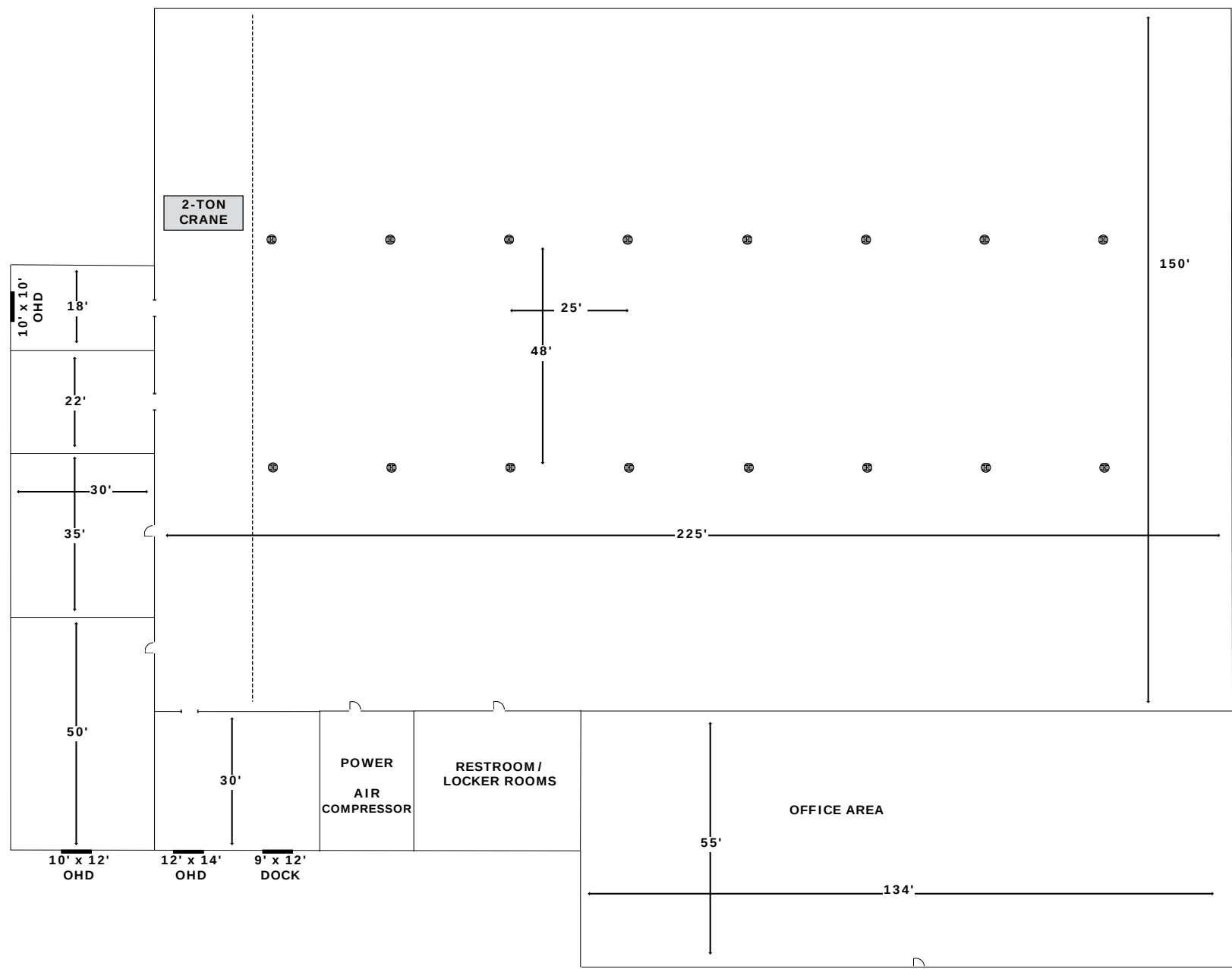
COMMENTS

- Freestanding industrial / manufacturing complex with plenty of outside storage.
- Excellent access to I-480, I-71, I-90 and public transportation.
- Extra land allows for building expansion or parking expansion.
- Heavy power to meet all of your manufacturing needs!
- Other amenities include: 16' clear height, air compressor and airlines, 2-ton crane with additional crane rails, locker rooms and buss duct and a transformer with capacity to 2000A/480V/3P.



7500 ASSOCIATE DRIVE, BROOKLYN, OHIO 44144

PROPERTY FLOOR PLAN



PROPERTY PHOTOS



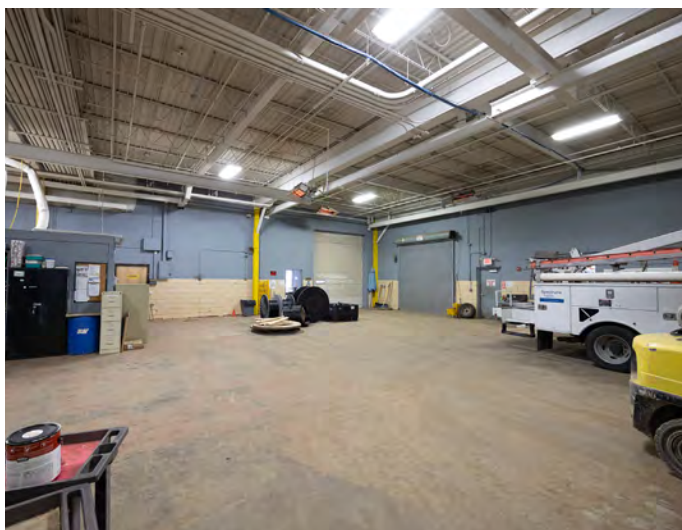
Office



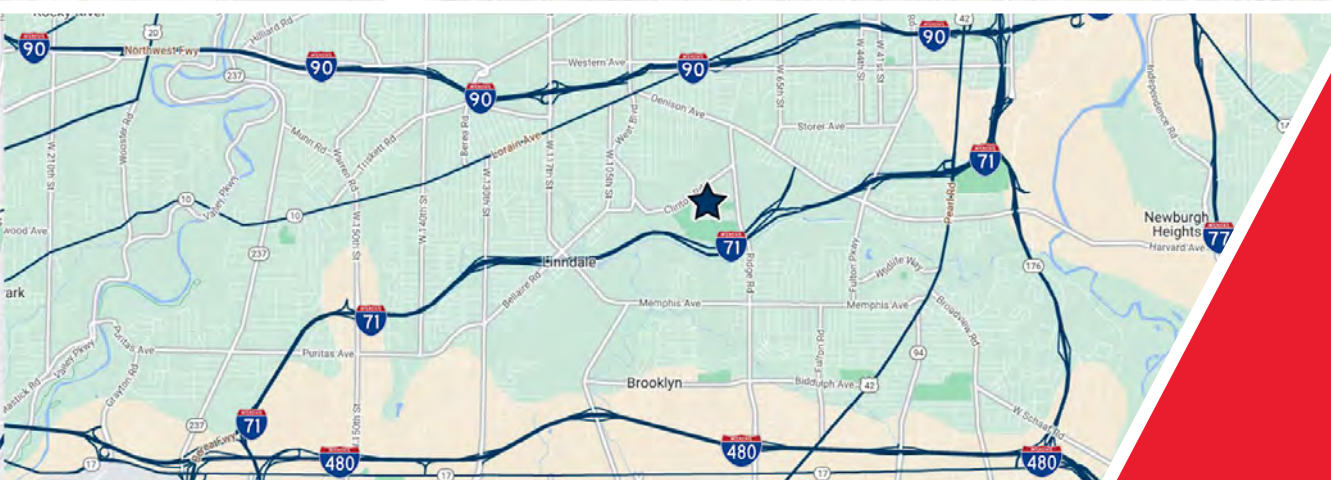
PROPERTY PHOTOS



Warehouse



PROPERTY AERIAL MAP



Excellent access to I-480, I-71, I-90 and public transportation.



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