



Property Highlights
FOR LEASE: \$3.00 SF/NN + Utilities

- Available: 818 SF – 73,396 SF
15+/- acres of outside storage area
- Rail spur (CSX rail)
- Zoning – I-1 Industrial
- Separately metered buildings
- Power up to 7500 Amps, 480, 3 Phase
- Secured fencing around entire property
- Buildings very functional to be driven through



LISTING AGENTS

SAM TECCA

Sam@GerspacherGroup.com

TROY GERSPACHER, CCIM, SIOR

Troy@GerspacherGroup.com

330.722.5002

GERSPACHER REAL ESTATE GROUP

5164 Normandy Park Drive, Suite 285

Medina, OH 44256

P: (330) 722-5002 | F: (330) 723-6330



BUILDING 1

Building Highlights:

- 24,153 SF- pre-engineered steel
- Clear span
- (8) 14' x 20' drive-in-doors
- Radiant tube heat throughout
- Sprinkler system inside building
- 1 production office/ break room and restroom
- Compressor room
- Ceiling clear 18' eve, 20' peak
- Camera security system





BUILDING 2

Building Highlights:

- 25,082 SF- pole construction
- 2,000+/- SF office
- 18' clear span
- 1- 8' x 8' dock
- 1- 8' x 17' dock
- 3- 20' x 18' barn doors
- 8- 5.5' x 6.5' pull up doors
- 1- 8' x 10' drive in doors
- 1- 14' x 20' drive in doors
- Radiant tube heat and airlines throughout
- CAT 5





BUILDING 3

Building Highlights:

- 13,441 SF- pre-engineered steel
- 1,980 SF office space
- 2- 16' x 30' drive-in-doors
- 1- 8' x 10' door
- 7500 amps; heavy power
- 3 offices, restroom, showers and cafeteria
- Clear span
- Ceiling clear, 18' eve, 20' peak





Building 4

- 818 SF
- 6.5' doors
- Power



Building 5

- 1,352 SF
- 2- 10' x 16' drive in doors
- 1- 8' x 8' drive in
- Power



Building 6

- 4,140 SF
- 19.5' high
- Power



Building 7

- 3,300 SF
- 22' high