

FOR LEASE OFFICE/ WAREHOUSE SUITE

FOR LEASE:
SUITE 130: \$3,300/MO + UTILITIES | 4,300 SF

8691 WADSWORTH RD., WADSWORTH, OH 44281
WADSWORTH TOWNSHIP



PROPERTY HIGHLIGHTS

- Grade Level Doors: 1(12' x 12')
- Ceiling Height: 18' to 20'
- Zoned I-1 Light Industrial
- Air Conditioning: Yes
- Type of Heat: Gas FHA
- Parking Spaces: 30+
- Signage on monument & door
- Voltage: 220
- Ampere: 100, Single Phase
- Nearest Interchange: I-76 at SR-57



Daily traffic count of 8,310

LISTING AGENTS

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GERSPACHER REAL ESTATE GROUP

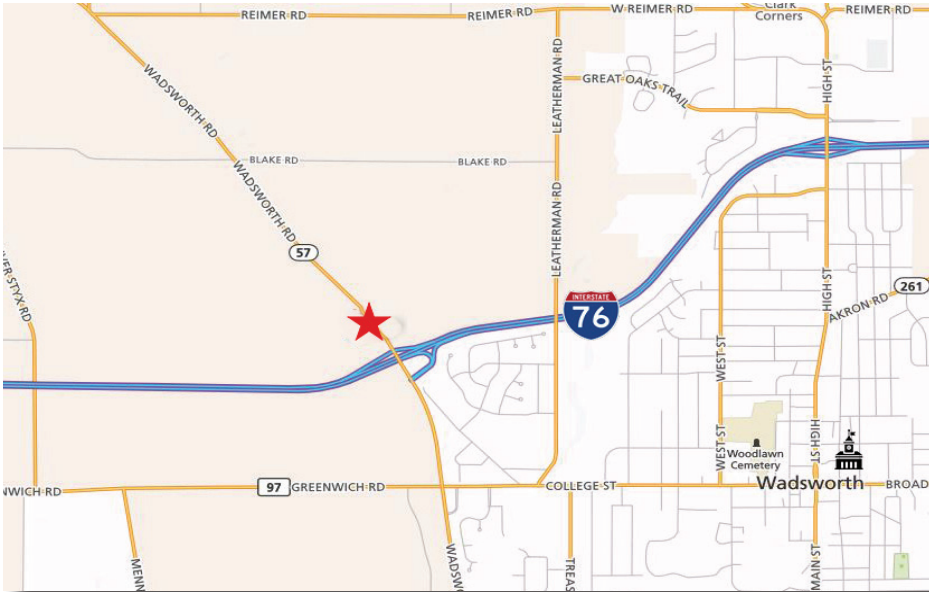
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EXCELLENT LOCATION

Only 1/8 mile from I-76
at SR 57 Interchange



- **Suite 130:** 1,600 SF office on 2 floors and 2,700 SF climate controlled warehouse with 1(12'x12') grade level door
- Ceilings clears from 18'
- No city income tax



The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.