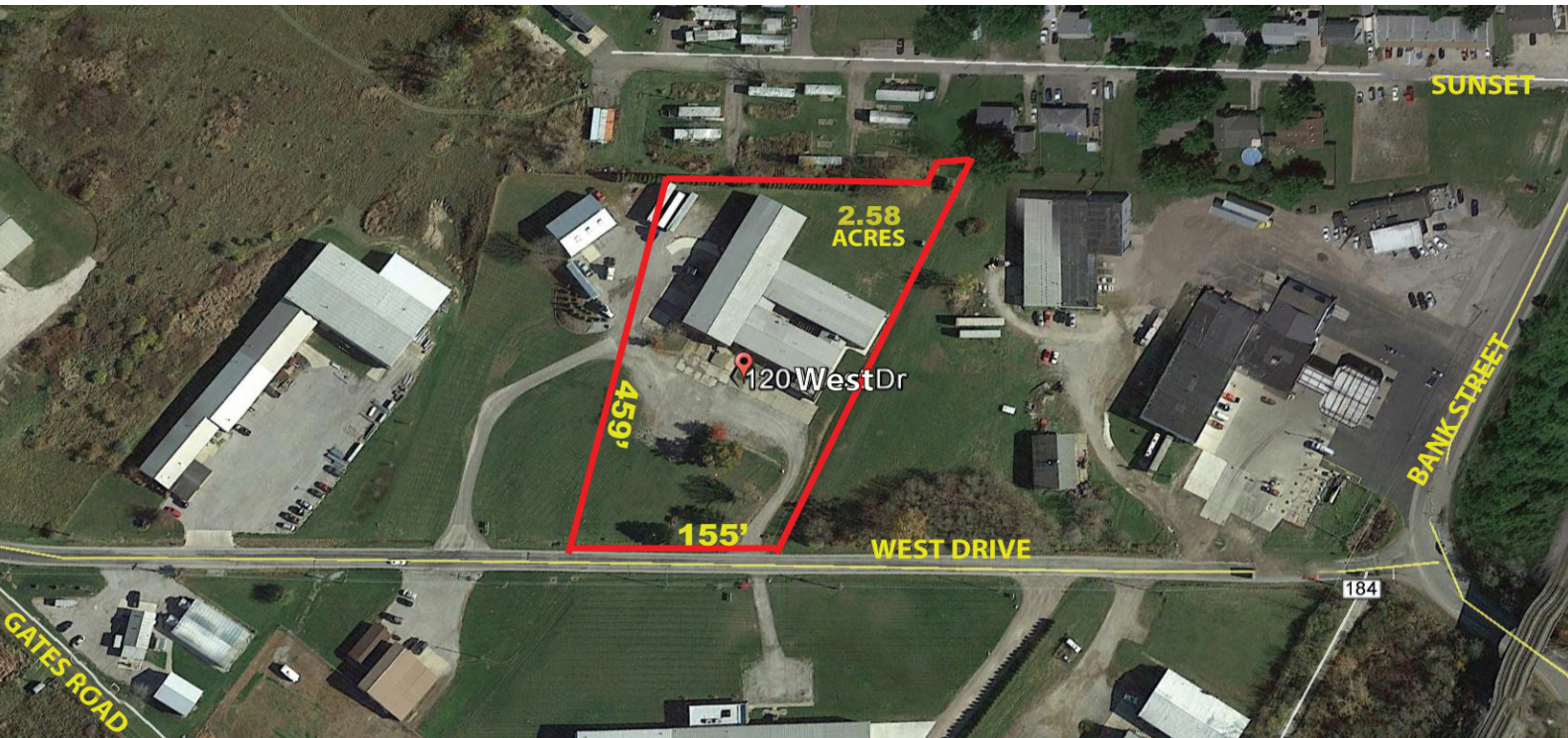


FOR SALE & FOR LEASE INDUSTRIAL/WAREHOUSE/MANUFACTURING

FOR SALE: \$795,000
FOR LEASE: 4 SPACES FROM 3,171 SF - 24,307 SF
\$5.00/SF + \$1.34/SF CAM

120 WEST DRIVE, LODI, OH 44254

**IDEAL FOR LIGHT MANUFACTURING
SEVERAL SPACE CONFIGURATIONS AVAILABLE!**



PROPERTY HIGHLIGHTS

- 24,307 SF of Warehouse/Manufacturing space including approx. 2,756 SF of office space
- Full building for sale or lease or can be divided into 4 spaces for lease between 3,171 SF and 24,307 SF
- Situated on 2.58 acres with 155' of frontage on West Dr. with 459' of depth
- 3 docks, and 2 Drive-In doors (12x14 and 12x12)
- Zoned Industrial
- 1,000 Amps, 480/277 Volts, 3 phase
- Has its own transformer
- Ceiling heights range from 14-6' to 18-9'
- 2016 Taxes: \$11,863
- Signage on street and on building



LISTING AGENTS

MORGAN FAUNCE | Morgan@GerspacherGroup.com
TROY GERSPACHER, CCIM | Troy@GerspacherGroup.com
330.722.5002

GERSPACHER REAL ESTATE GROUP

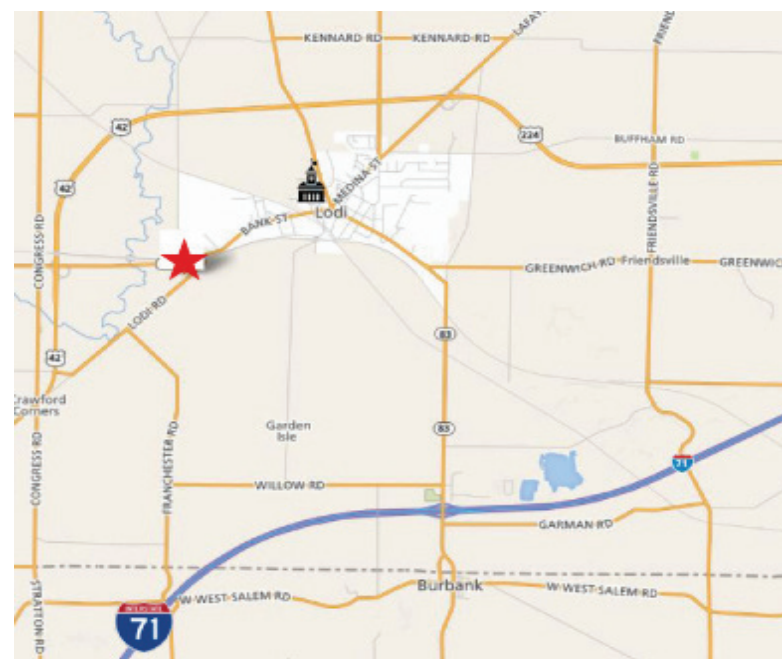
5164 Normandy Parkway, Suite 285, Medina, OH 44256
P: (330) 722-5002 | F: (330) 723-6330

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120 WEST DRIVE, LODI, OH 44254



**CONVENIENTLY LOCATED NEAR
THE INTERSTATE FOR ACCESS TO
CLEVELAND/AKRON/COLUMBUS**

Just off Route 224, about 5 miles west of the
I-71/I-76(224) Interchange in Lodi

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.
Space sizes are approximate measurements*

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2016 DEMOGRAPHICS



Population

5 MILES	9,049
10 MILES	44,666
30 MILES	1,317,134



AVG Household
 Income

5 MILES	\$65,169
10 MILES	\$68,202
30 MILES	\$70,572

BACK OF BUILDING



FLOOR PLAN

