

**950 LAKE ROAD · MEDINA OH
 MEDINA INDUSTRIAL PARK
 FOR SALE OR FOR LEASE
 MANUFACTURING/ WAREHOUSE**



**SELLER
 FINANCING
 AVAILABLE**



PROPERTY INFORMATION

Building Size: 91,350 SF First Floor
 7,987 SF Second Floor
 Warehouse/Shop: 81,385 SF
 Office: 9,963 SF First Floor
 7,987 SF Second Floor
 Acreage: 19.96
 Zoning: I-1 Industrial
 Frontage: 600'
 Depth: 1,449'
 Year Built: 1963/1991
 Docks: 2
 Grade Level Doors: 2(16' x 18')
 1(12' x 14')

Available For Lease
 Warehouse: 4,000 SF to 32,000 SF
 Office: 17,950 SF
 Ceiling Height: 18'- 43'
 Sprinklers: Wet System
 Cranes: 5, 20, and 50 Ton Bridge
 35' Under Hook
 Air Conditioning: Office
 Type of Heat: FHA
 Voltage: 480
 Ampere: 2,000KVA, 3 Phase
 Nearest Interchange: I-71 at SR-18
 Distance: 7 Miles

LEASE INFORMATION

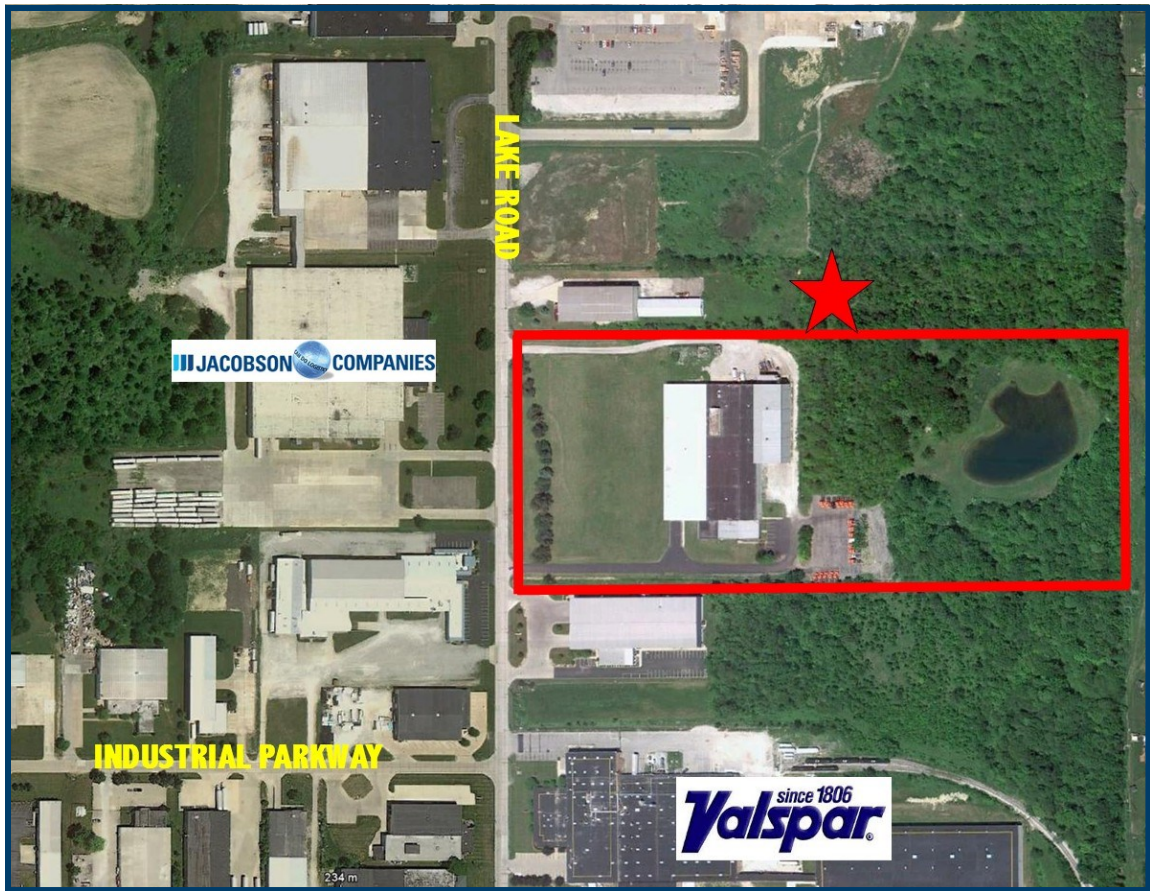
**\$8/SF NN OFFICE
 \$3.50 - \$3.75/SF NN WAREHOUSE
 \$1.15/SF CAM**

SALE PRICE: \$2,595,000

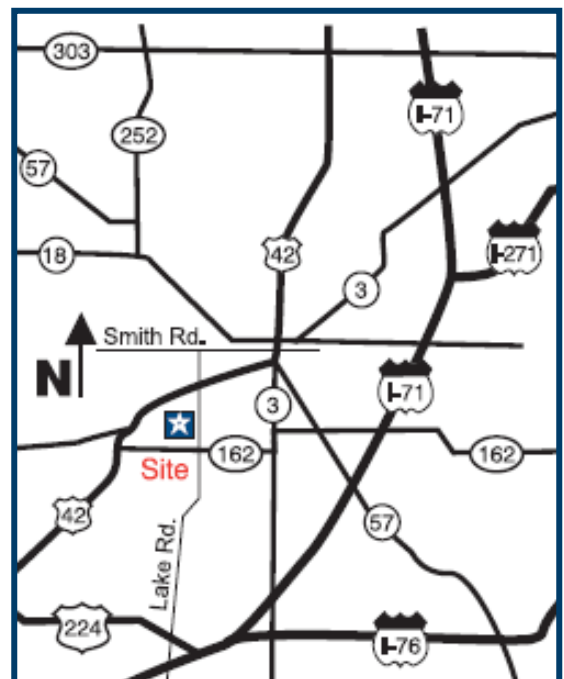
Contact: James Gerspacher, CCIM
 Jim@gerspachergroup.com
 330.722.5002



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- Large parcel with room for expansion
- 20 & 40 ton cranes in high bay sold separately
- 2 docks and 3 grade level doors
- Lots of power
- Located in Medina Industrial Park
- CRA tax abatement available for permanent improvements
- Sprinkler system
- Rail service possible if spur added from city-owned rail line
- 2014 Taxes: \$48,728
- Annual Assessment: \$148.33/YR
- **SELLER FINANCING AVAILABLE**



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