

INDUSTRIAL BUILDING FOR SALE



345 N STATE ROAD
MEDINA, OH 44256

SALE PRICE: \$1,695,000



\$200,000
PRICE REDUCTION

PROPERTY HIGHLIGHTS

- Available: 53,066 SF Industrial Building | 2.76 Acres
- **Office Space:** ±3,612 SF on Two Floors
- **Warehouse Space:** ±49,454 SF with Ceiling Clears ranging from 12'-15'
- 3 Dock Doors: (2) 8'x10' and (1) 9'x10'
- GL Doors: (1) 10'x14'
- Box Level Doors: (2) 10'x10'
- Rail Spur (inactive, needs activated) to Wheeling & Lake Erie Railway
- Power: 3-Phase, 480V, 1,200AMP
- Wet Sprinkler System Throughout Except the Steel Addition on the Back
- Fiber Available at Site



LISTING AGENT

Troy Gerspacher, CCIM, SIOR
Troy@GerspacherGroup.com

330.722.5002



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PROPERTY OVERVIEW

Industrial building consisting of 53,066 SF of office and warehouse. Office space consisting of 3,612 SF on two floors. Total of (10) private offices, (2) bathrooms, bullpen area, receptionist area, and (1) large conference, and (1) conference room. Warehouse consists of 49,454 SF divided into (3) bays with ceiling heights ranging from 12'-15'. There is a total of (4) bays - clear span. Total of (3) dock doors; two of them are in front of building (10'x10'), and one is in the rear of the building (9'x10'). (2) Box truck height doors (10'x10'), (1) drive in door 10'x14'. Manufacturing area has air lines throughout building, (2) shop bathrooms, (1) kitchen, and (1) shower, (2) shop offices with AC. Building has rail access, would need a spur put in and or activated. Building has sprinklers (wet) throughout office and warehouse space except the far bay of 10,000 SF doesn't have sprinklers. Power is 3-phase with 1,200 amps 480 volts.

LOCATION OVERVIEW

Located on the west side of Medina the property is 4.7 miles from Medina Rd and I-71 Interchange and 1.1 miles from Downtown Medina.

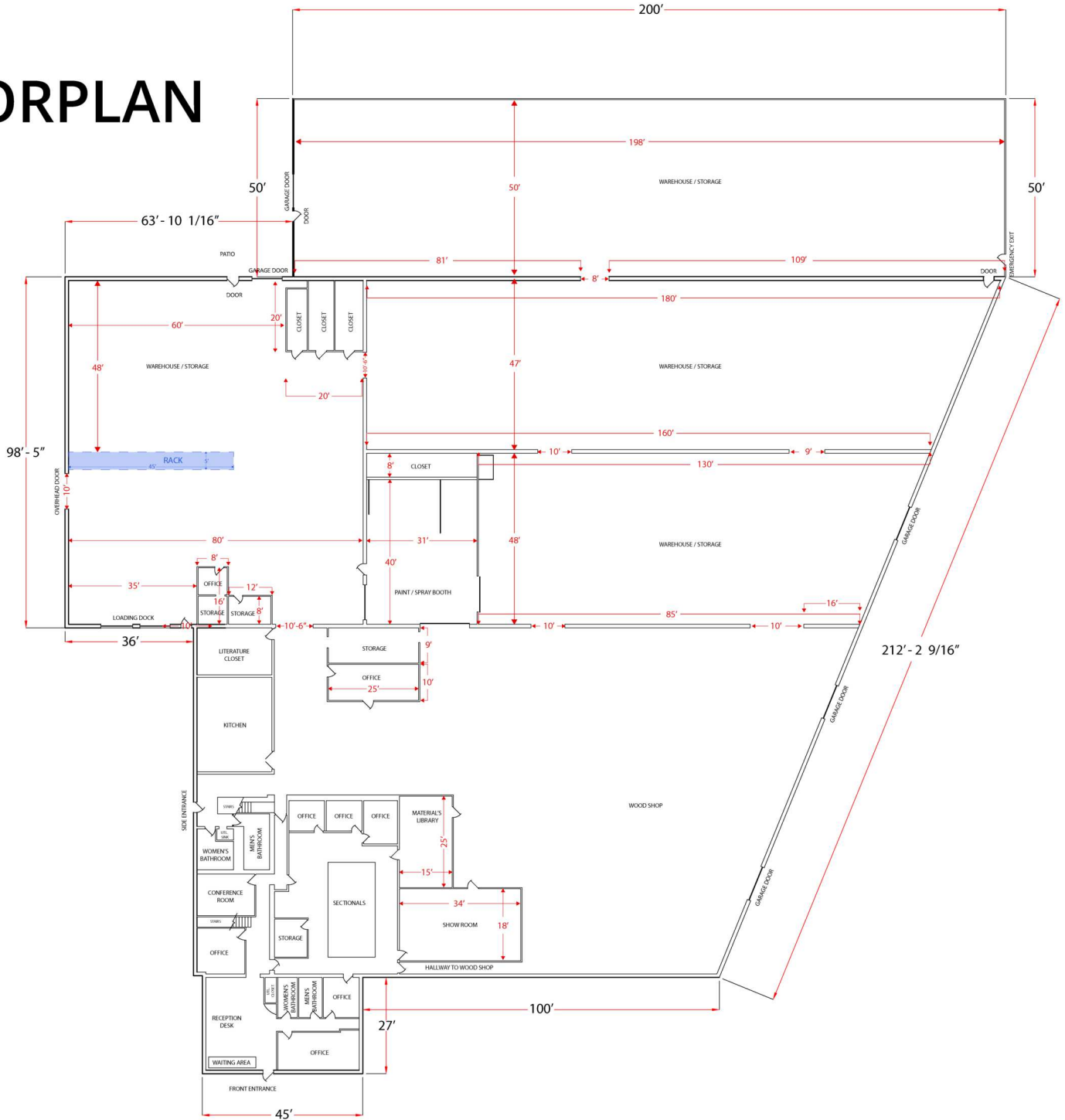
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,822	14,040	21,770
Total Population	6,118	33,864	53,086
Average HH Income	\$64,109	\$88,068	\$97,926

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



FLOORPLAN



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