

# **CURRIE-HALL INVESTMENT CO. BROKERS**

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## **PRESENTS FOR LEASE A Manufacturing/Warehousing Facility**

**305 Lake Road, Medina, Ohio 44256  
(Former Par Industries custom stamping facility)**



- **60,637 SF of MANUFACTURING, OFFICE, & WAREHOUSING FACILITY**
- **IDEAL FOR WAREHOUSING AND MANUFACTURING**
- **WELL MAINTAINED BUILDING**

**PROPERTY DETAILS:**

**Location:** 305 Lake Road, Medina, Ohio 44215

**Zoning:** Foundries/Heavy Manufacturing

**Taxing District:** City of Medina, Medina School District

**Buildings and Ceiling Heights:**

|   |                 |           |
|---|-----------------|-----------|
| Offices   | 8,637 SF        | 12'       |
| Manufacturing & Processing (including 5,000 SF of shop offices) |                 |           |
|   | 31,000 SF       | 15' clear |
| Warehouse   | 16,000 SF       | 28' clear |
| Warehouse   | <u>5,000 SF</u> | 25' clear |
| TOTAL   | 60,637 SF       |           |

**Construction:** Metal insulated panel with masonry base wall

**Exterior:** Concrete paved and landscaped

**Docks:** Four loading docks with levelers

**Drive-Ins:** Two

**Floor Thickness:** Eight inches with 6" x 6" #4 wire mesh, 4000psi

**Lighting:** Metal halide

**HVAC:** Reznor and radiant tube

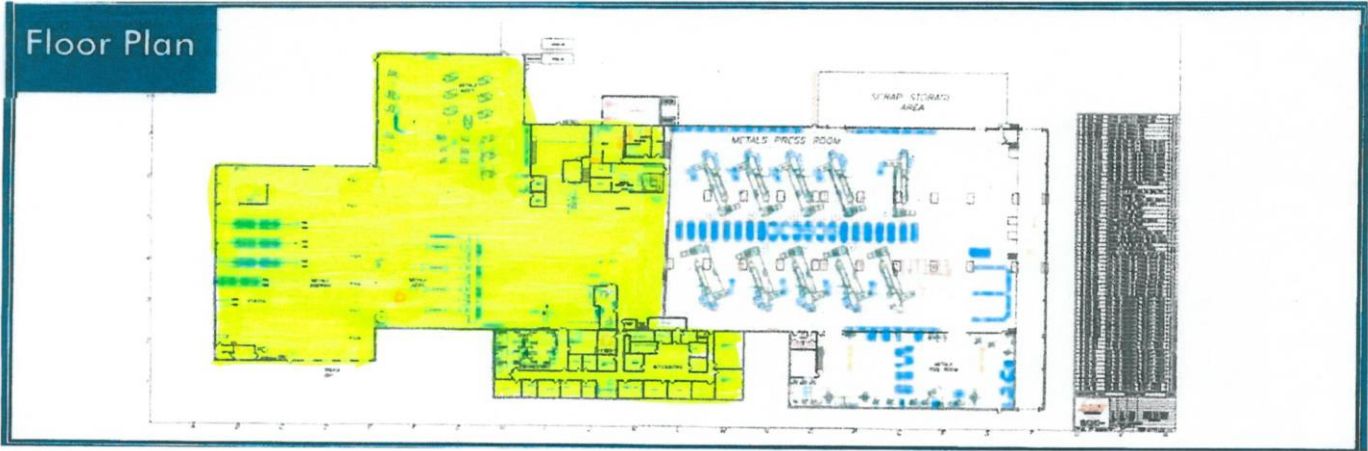
**Sprinkler System:** ESFR

**Land Area:** 8.54 acres with cross easements and shared with other tenants

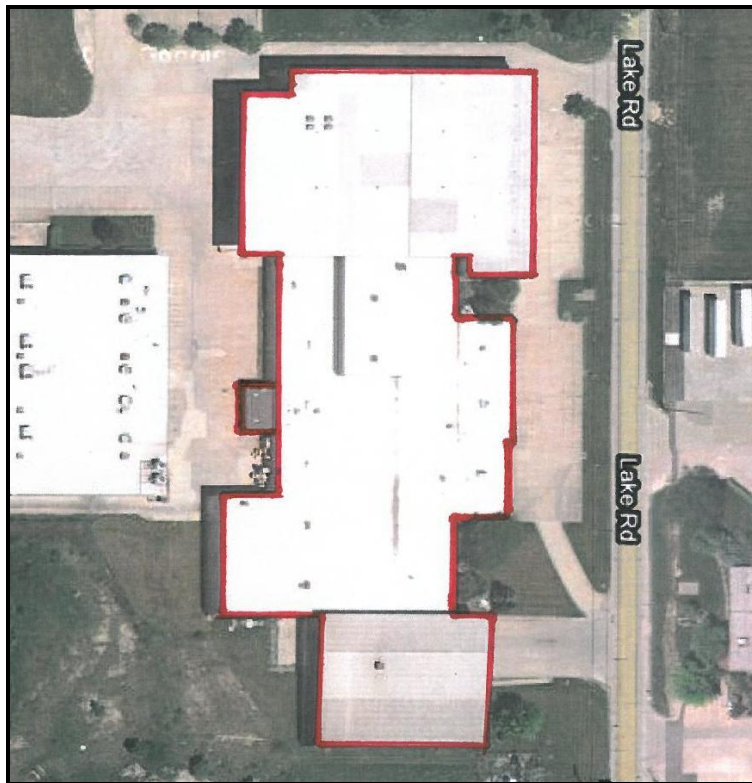
**Power:** Substation with main. Separate transformers: 3,000 AMP



# FLOOR PLAN



# AERIAL MAP

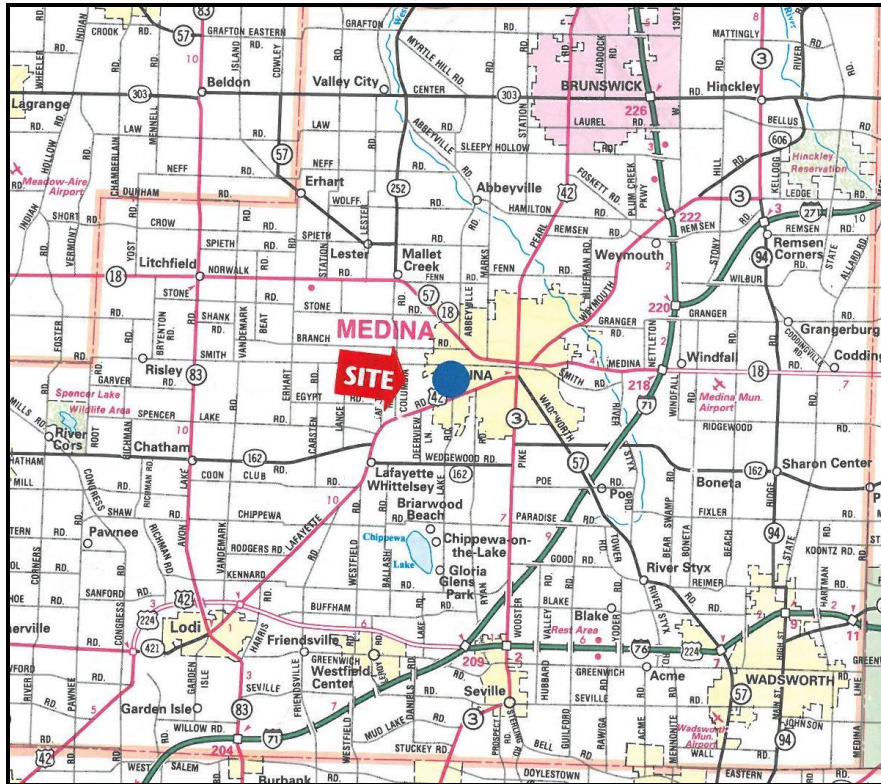


**AERIAL MAP WITH PROPERTY BOUNDARIES**



**NOTE: RECIPROCAL CROSS EASEMENTS ARE IN PLACE TO ACCOMMODATE TRAFFIC FLOW AND SITE EFFICIENCY**

**REGIONAL MAP**



### Medina Area Information

The recent announcement by *Money Magazine's* top 100 best places to live was no surprise for long-time residents of Medina. Although honored and humbled to be ranked 40<sup>th</sup> on the list of "America's best small towns," Medina residents and businesses have known this is a great place to live, work and raise a family. Compared to other cities in the survey, the City is ranked high due to its low crime rate, excellent schools, affordable housing, general low cost of living (ranging 12-20% below the national average), and a tremendous local and regional health care system.

The City of Medina offers a wide selection of recreational opportunities and currently has 800 acres developed for park use at 12 different sites. A strong youth sports program utilizes the park fields and the Medina Community Recreation Center throughout the year.

Regionally, our residents are minutes away from professional sporting events, some of the finest museums in the country, a great theater district, the world-renown Cleveland Orchestra, and the third most visited national park system in the U.S.

The City of Medina is the county seat for Medina County, one of the fastest growing counties in the State of Ohio. While our location offers an easy drive to Cleveland, Akron, and Columbus, the same highway system reaches 60% of the population of the U.S. in a day's drive.

| <b>Population &amp; Workforce</b>      |   |
|--|---|
| Population: <b>26,200</b>              | Educational & Health Care: <b>19.4%</b> |
| Population Density: <b>2,540/sq mi</b> | Manufacturing: <b>14.4%</b>             |

|                                      |  |
|--------------------------------------|--|
| Workforce: <b>14,966</b>             | Management, Professional Occupations: <b>39.9%</b> |
| Unemployment: <b>5.3%</b>            | Sales and Office Occupations: <b>25.6%</b>         |
| Median HH Income: <b>\$61,644</b>    | Private Industry and Salary Workers: <b>82.8%</b>  |
| Per Capita Wkly Income: <b>\$677</b> | Government Workers: <b>12.9%</b>                   |
|                                      | Average Commute Time: <b>25.2 minutes</b>          |

| <b><u>Taxes &amp; Incentives</u></b> |   |
|--------------------------------------|---|
| Property Tax:                        | Effective Tax Rate: Residential - \$17.61 per \$1,000, Industrial - \$21.02 per \$1,000   |
| Sales Tax:                           | Total: 6.5% Local: 1% State: 5.5%   |
| Income Tax:                          | City: 1.25%   |
| Incentives:                          | Community Revitalization Area, Micro-Enterprise RLF, Job Creation Grant, Revolving Loan Fund, Port Authority, Foreign Trade Zones |

| <b><u>Transportation</u></b> |                                |                           |                              |
|------------------------------|--------------------------------|---------------------------|------------------------------|
| <u>Interstates</u>           | <u>Rail Providers</u>          | <u>Intermodal</u>         | <u>Port(s)</u>               |
| I-71, I-76, I-271            | Wheeling & Lake Erie Railroad  | Cleveland - CSX           | Cleveland, OH, Baltimore, MD |
|                              |                                |                           |                              |
| <u>Public Transportation</u> | <u>International Airport</u>   | <u>Regional Airport</u>   | <u>Municipal Airport</u>     |
| Yes-Medina County Transit    | Cleveland-Hopkins (CLE) (21mi) | Canton-Akron (CAK) (30mi) | Medina Municipal (4mi)       |

| <b><u>Utilities</u></b>  |                                |   |
|--------------------------|--------------------------------|---|
| <u>Electric Supplier</u> | <u>Natural Gas Distributor</u> | <u>Telecommunications</u>                         |
| Ohio Edison              | Columbia Gas of Ohio           | Verizon   |
|                          |                                | Armstrong (Cable, High Speed Internet, Telephone) |

| <b><u>Water System</u></b> |                               |                        |                            |
|----------------------------|-------------------------------|------------------------|----------------------------|
| <u>Water Plant</u>         | <u>Permitted Capacity MGD</u> | <u>Average Use MGD</u> | <u>Excess Capacity MGD</u> |
| Medina City                | 5                             | 3.2                    | 1.8                        |

| <b><u>Sewer System</u></b> |                               |                        |                            |
|----------------------------|-------------------------------|------------------------|----------------------------|
| <u>Sewer Plant</u>         | <u>Permitted Capacity MGD</u> | <u>Average Use MGD</u> | <u>Excess Capacity MGD</u> |
| Medina County              | 15                            | 10                     | 5                          |

| <b><u>Governmental Services</u></b> |                             |                        |
|-------------------------------------|-----------------------------|------------------------|
| <u>Government</u>                   | <u>Police Department</u>    | <u>Fire Department</u> |
| Mayor - Council                     | Personnel: 61               | Personnel: 40          |
|                                     | Low Property Crime - Top 1% | ISO Fire Rating = 5    |
|                                     | Low Violent Crime - Top 2%  |                        |

| <b><u>Largest Employers</u></b> |
|---------------------------------|
|                                 |

|                         |       |                                   |
|-------------------------|-------|-----------------------------------|
| Medina County           | 1,365 | Government                        |
| Medina General Hospital | 1,000 | Health Care                       |
| Medina City Schools     | 850   | Government, Education             |
| Drug Mart               | 420   | Distribution, Retail              |
| Sandridge Foods         | 420   | Fresh Food, Distribution          |
| Plastipak Packaging     | 390   | Plastic Bottles                   |
| City of Medina          | 344   | Government                        |
| Friction Products       | 266   | Brake, Clutch and Fuel Cell Parts |
| A.I. Root               | 169   | Candles                           |
| Sealy Mattress          | 168   | Box Springs and Mattresses        |
| Jacobson Manufacturing  | 128   | Fasteners and Components          |

**Warehouse/Manufacturing**

**Lease Rate: \$4.75/SF NNN + \$.97/SF CAM CHARGES**

**Office Lease Rate: \$10.00/SF NNN + \$.97/SF CAM CHARGES**

**Calculations:**

**Warehouse/Manufacturing :**

**\$5.72/SF (\$4.75+.97) x 52,000 SF = \$297,440/Yr. = \$24,787/Mo.**

**Office:**

**\$10.97/SF (\$10.00+\$.97) x 8,637 SF = \$94,748/Yr. = \$7,896/Mo.**

**TOTAL RENT**

**392,188/YR.= \$32,683/Mo.  
PLUS UTILITIES**

**CONTACT INFORMATION:**

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