

**PRICE REDUCED!**



## OVERVIEW

- \* Industrial Fully Occupied Property Conveniently Located in Medina Industrial Park
- \* Lake Road Just West of W. Smith Rd.
- \* 2.78 Acres Provides for Outside Storage Capability
- \* 185' Frontage on Lake Road / 654' Depth
- \* 34,000 SF With 2 Tenants
- \* Outside Storage
- \* See Agents for Income and Expense Details

## HIGHLIGHTS

- Currently Fully Occupied with 2 Tenants
- 5 Individual Units (1 Tenant Occupies 4 Units)
- Each Unit is Separately Metered
- Power: 240 to 480 / 225-400 amp / 3 phase
- Docks: 4
- Grade Level Doors: 1-10' x 7' / 3- 14' x 12'
- Ceiling Height: 13' to 16'



**Sale Price:**

~~\$925,000~~  
\$849,000



**Building Size:**

34,000 SF



**Lot Size:**

2.78 Acres



**Cap Rate:**

10%



**Zoning:**

I-1 Industrial

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Debra Kaplan**

O: 330.940.9360

C: 330.328.5594

debra@hoffleigh.com

**David Kaplan, SIOR**

O: 330.940.9360

C: 330.338.5594

dkaplan@hoffleigh.com



# MEDINA INDUSTRIAL INVESTMENT FOR SALE

355 Lake Road, Medina, OH 44256



## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Debra Kaplan**  
O: 330.940.9360  
C: 330.328.5594  
debra@hoffleigh.com

**David Kaplan, SIOR**  
O: 330.940.9360  
C: 330.338.5594  
dkaplan@hoffleigh.com

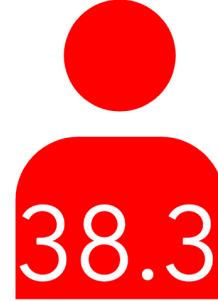


355 Lake Rd, Medina, Ohio, 44256

## DEMOGRAPHICS



33,760  
Population



38.3  
Median Age



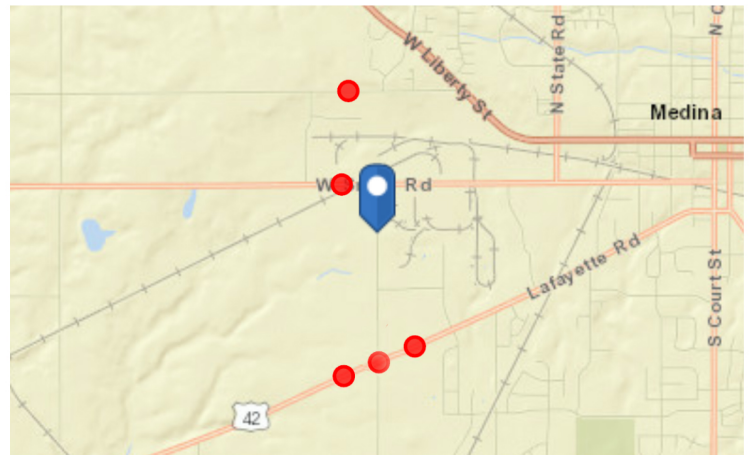
2.5  
Average  
Household Size



\$65,992  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Lake Rd	3,894	0.3
Heritage Dr	5,428	0.4
Lake Rd	12,180	0.6
Abbeyville Rd	5,833	0.7
Lake Rd	6,938	0.7



### OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Debra Kaplan**

O: 330.940.9360

C: 330.328.5594

debra@hoffleigh.com

**David Kaplan, SIOR**

O: 330.940.9360

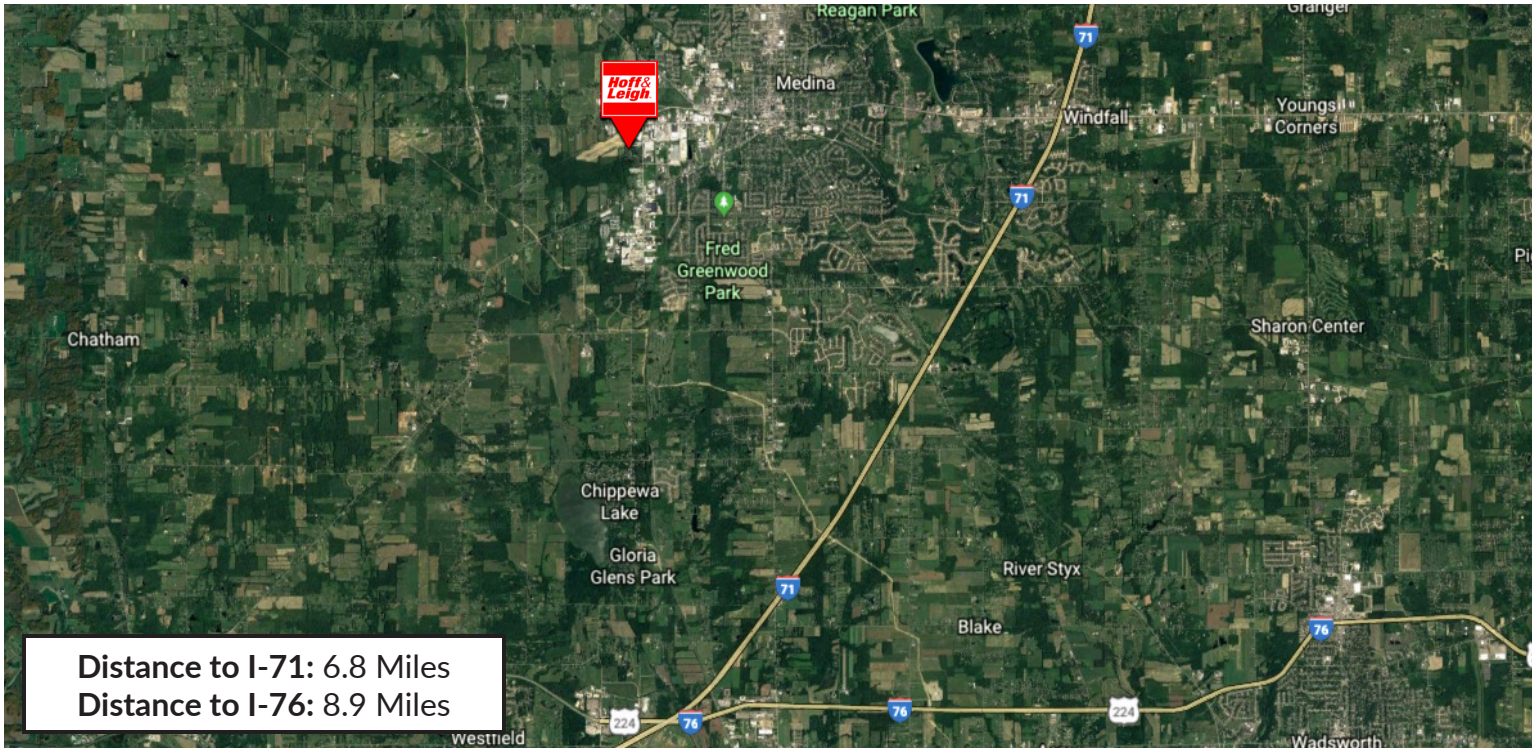
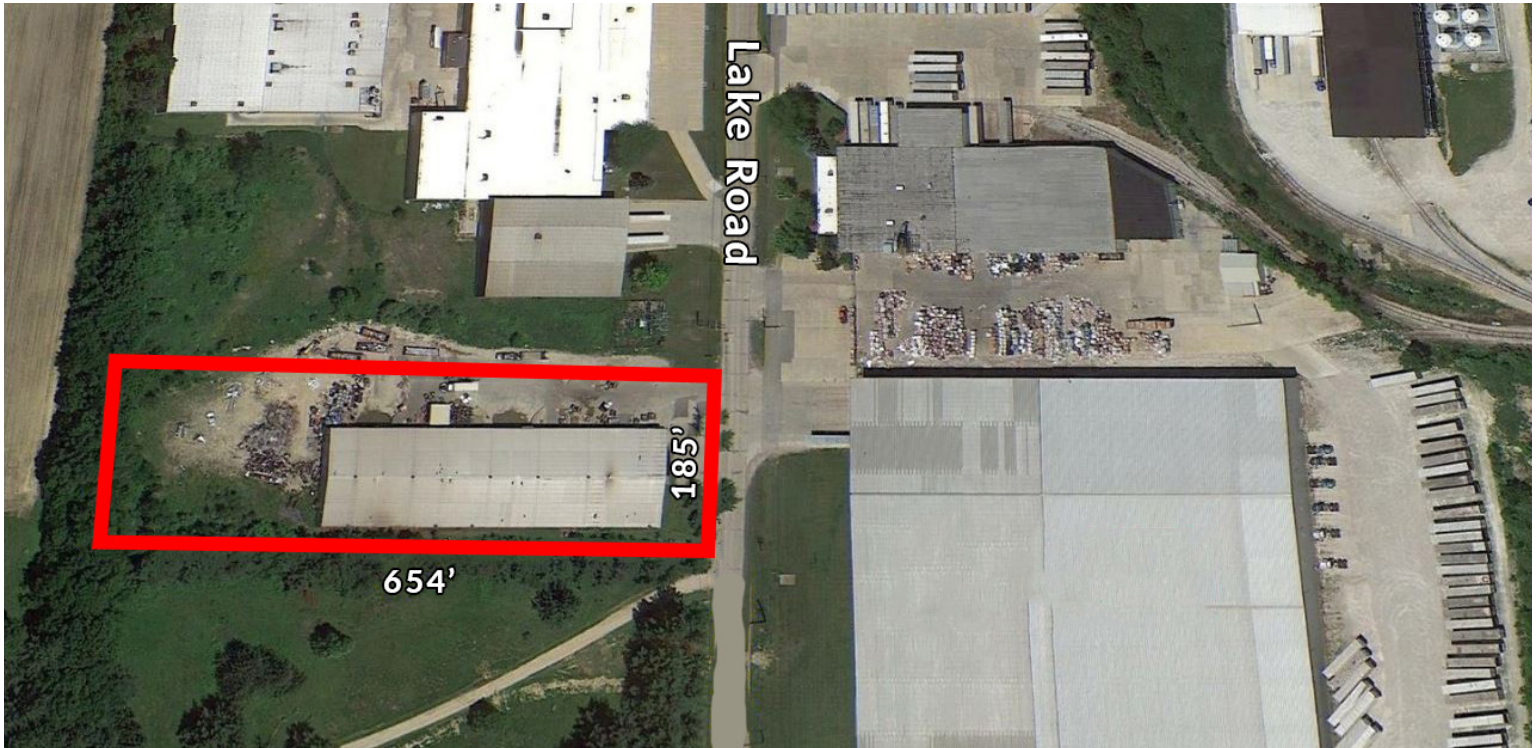
C: 330.338.5594

dkaplan@hoffleigh.com



# MEDINA INDUSTRIAL INVESTMENT FOR SALE

355 Lake Road, Medina, OH 44256



## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Debra Kaplan**

O: 330.940.9360

C: 330.328.5594

[debra@hoffleigh.com](mailto:debra@hoffleigh.com)

**David Kaplan, SIOR**

O: 330.940.9360

C: 330.338.5594

[dkaplan@hoffleigh.com](mailto:dkaplan@hoffleigh.com)