



## PROPERTY HIGHLIGHTS

- Available: 94,436± SF Building on 19.96 Acres
- 600' of frontage, depth of 1,449' including Lake and Potential Wheeling and Lake Erie Rail Access
- Built in 1963 of Concrete and Steel; Renovated in 1991, Partial Roof Replaced in 2016
- Has a Transformer; Allows for 2,000 amps, 3 phase, 480 volt
- Wet Sprinkler System
- Phase 1 Complete
- Zoned I-1
- 2022 Taxes: \$47,109
- 2022 Estimated Utilities: \$50,000
- 2022 Insurance: \$18,840
- Highway Access: 7.5 miles from I-71 & I-76 interchange
- Click on Link to View a Video of This Property:  
<https://youtu.be/QtpFV4UbmAQ>



## LISTING AGENTS

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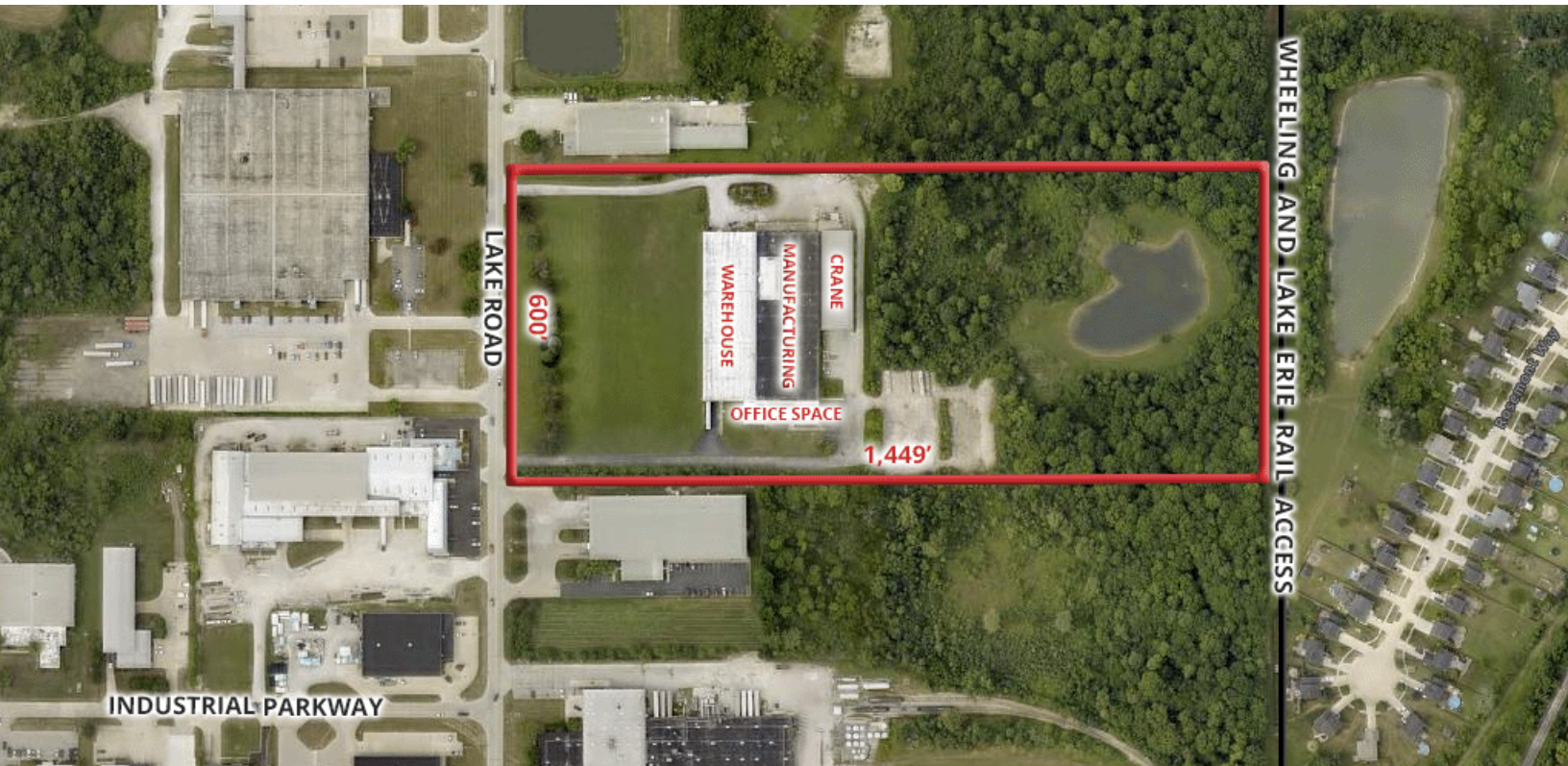


# INDUSTRIAL SPACE IN MEDINA WITH CRANE BAY



950 LAKE ROAD  
MEDINA, OH 44256

**SALE PRICE: \$3,950,000 (\$42.27/SF)**



## PROPERTY OVERVIEW

This is a 93,436± SF manufacturing, warehouse, crane and office building for sale on 19.96 acres. There is approximately 14,960 SF of office space, 33,930 SF of manufacturing space with 18-20' ceiling clears, 31,436 SF of warehouse space with 18' ceiling clears and access to two docks. It also has a massive 13,110 SF crane bay with 43' ceiling clears. It includes a 20' & 40' ton cranes with 35' under hook. The manufacturing space has a 10 ton bridge crane with several smaller (non functioning) jib cranes. The building also includes its own transformer that allows for 2,000 amps, 3 Phase 480 volt. The building was built in 1963 of concrete and steel. It was renovated in 1991, and in 2016 most of the roof has been replaced. The property also includes 2 docks and 4 drive in doors. Ideal space for an manufacturing owner/user. Crane Bay has a month to month tenant. Warehouse is currently owner occupied and a leaseback may be an option.

## LOCATION OVERVIEW

The property is located south of SR-42 (Lafayette Rd) on the east side of Lake Road and is just 7.5 miles from the I-76 & I-71 interchange making it centrally located to both highways. Potential Wheeling and Lake Erie rail access.

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





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## CRANE BAY SPACE:

- 13,110 SF
- 43' Clears
- 20 and 40 Ton Bridge 35' Under Hook
- Drive-in-Doors (15' x 17')
- Currently Occupied on a Month to Month Term
- Current Monthly Rent: \$11,500 Includes Utilities





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## WAREHOUSE SPACE:

- 31,436 SF
- 18' Ceiling Clears
- 2 Docks
- 1 Drive-in-Door ( 12' x 14')
- Currently Owner Occupied
- A Leaseback May Be an Option

## MANUFACTURING SPACE:

- 33,930 - 38,890 SF ( If 1st and 2nd Floor Offices are Demoed )
- 18' - 20' Ceiling Clears
- 40' Column Spacing
- 1 Drive-in-Door (14' x 14')



## FLOOR PLAN 950 LAKE ROAD, MEDINA, OH 44256

