



Chick Master Incubator Co.
945 Lafayette



MEDINA, OH 44256

945 LAFAYETTE RD



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THE MASICA COMPANY
2529 DETROIT AVENUE
CLEVELAND, OH 44113
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,750,000
Building Size:	94,916 SF
Price / SF:	\$39.51
Year Built:	1987
Zoning:	I - 1 Industrial
Market:	Cleveland
Submarket:	Medina County
Acreage:	6 - 12.98 available

PROPERTY OVERVIEW

Sperry Commercial - The Masica Company is pleased to present the opportunity to acquire 945 Lafayette Rd. located in Medina, Ohio. The 94,916 SF industrial building sits on approximately 6 acres of land with two additional building lots available. The property features 5000 SF of office and 89,916 SF warehouse space. (Note: Also includes second floor office, off the warehouse, which is not included in square footage.) The warehouse includes 4 dock doors, 12' X 14' drive-in door, a 5-ton crane, men's and women's restrooms, break room and air-conditioned offices. The front 5000 SF office space has 11 private offices, two conference rooms, reception and open bullpen area. The building is equipped with 480Y/277 Volt, 1200 Amps, 3 phase power. The property features an air compressor with dryer, Multi line busbar system. Building is fully sprinkled throughout. There are 32 paved parking spaces in the front of the building and additional parking in the rear of the building. Additionally, there is a 4 bay detached service garage, not included in building square footage.

The property is located in Medina, Ohio on the North side of Lafayette Rd, roughly 200' east of Lake Rd.

EXTRA LOTS AVAILABLE! - Additional 3 acre lot to the North and 3.98 acre lot to the East can be purchased separately. 6 to 12.98 acres available total.

- 15 minutes to I-71, 20 minutes to I-271, 25 minutes to I-77
- 35 minutes to Cleveland Hopkins Airport, 35 minutes to Akron, and 45 minutes to Cleveland

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EXECUTIVE SUMMARY // 2



*Each SperryCGA office independently owned and operated

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Street Address	945 Lafayette Rd
City, State, Zip	Medina, OH 44256
County	Medina
Market	Cleveland
Sub-market	Medina County
Cross-Streets	Lake Rd
Signal Intersection	No

BUILDING INFORMATION

Tenancy	Single
Number of Cranes	1
Ceiling Height	22 ft
Minimum Ceiling Height	18 ft
Office Space	6,000 SF
Number of Floors	1
Year Built	1987
Free Standing	No

PROPERTY HIGHLIGHTS

- 18' - 22' Ceiling Heights
- 28' - 40' Column Spacing
- Fully Sprinkled
- Plenty of Power
- 5-ton Crane

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COMPLETE HIGHLIGHTS // 3



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 4



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ADDITIONAL PHOTOS



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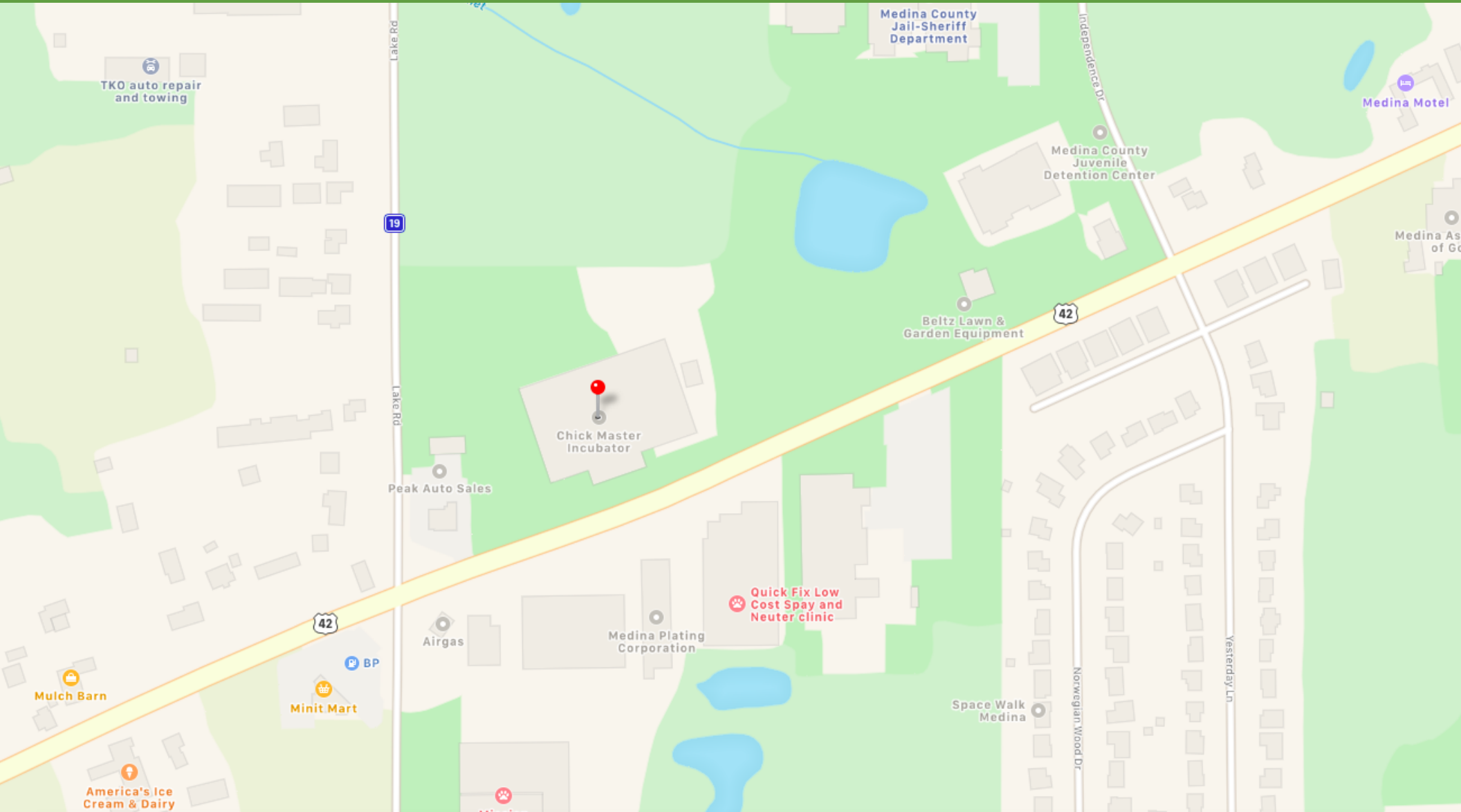
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ADDITIONAL PHOTOS // 5



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LOCATION MAP



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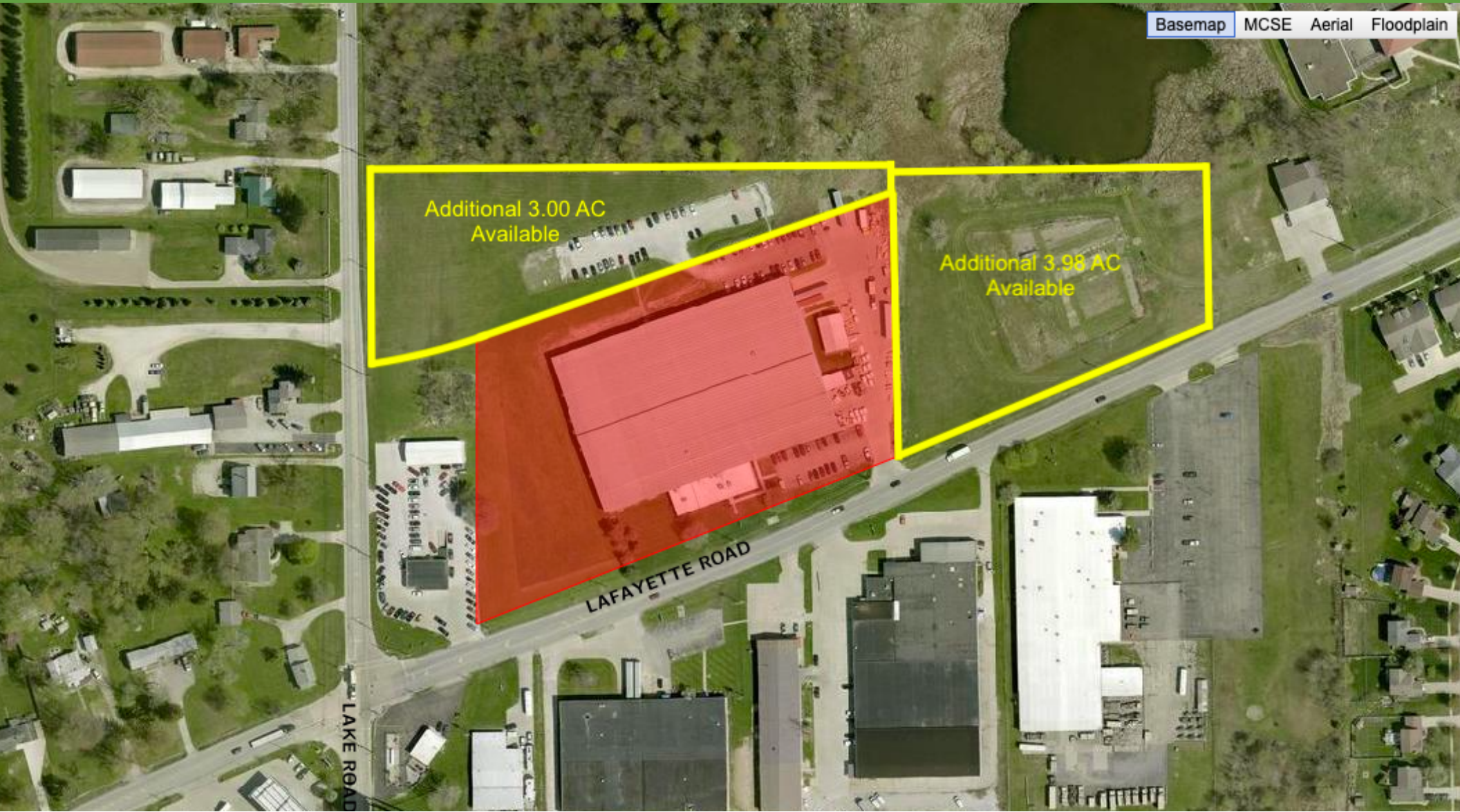
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LOCATION MAP // 6



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AERIAL



Basemap MCSE Aerial Floodplain

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DEMOGRAPHICS MAP & REPORT

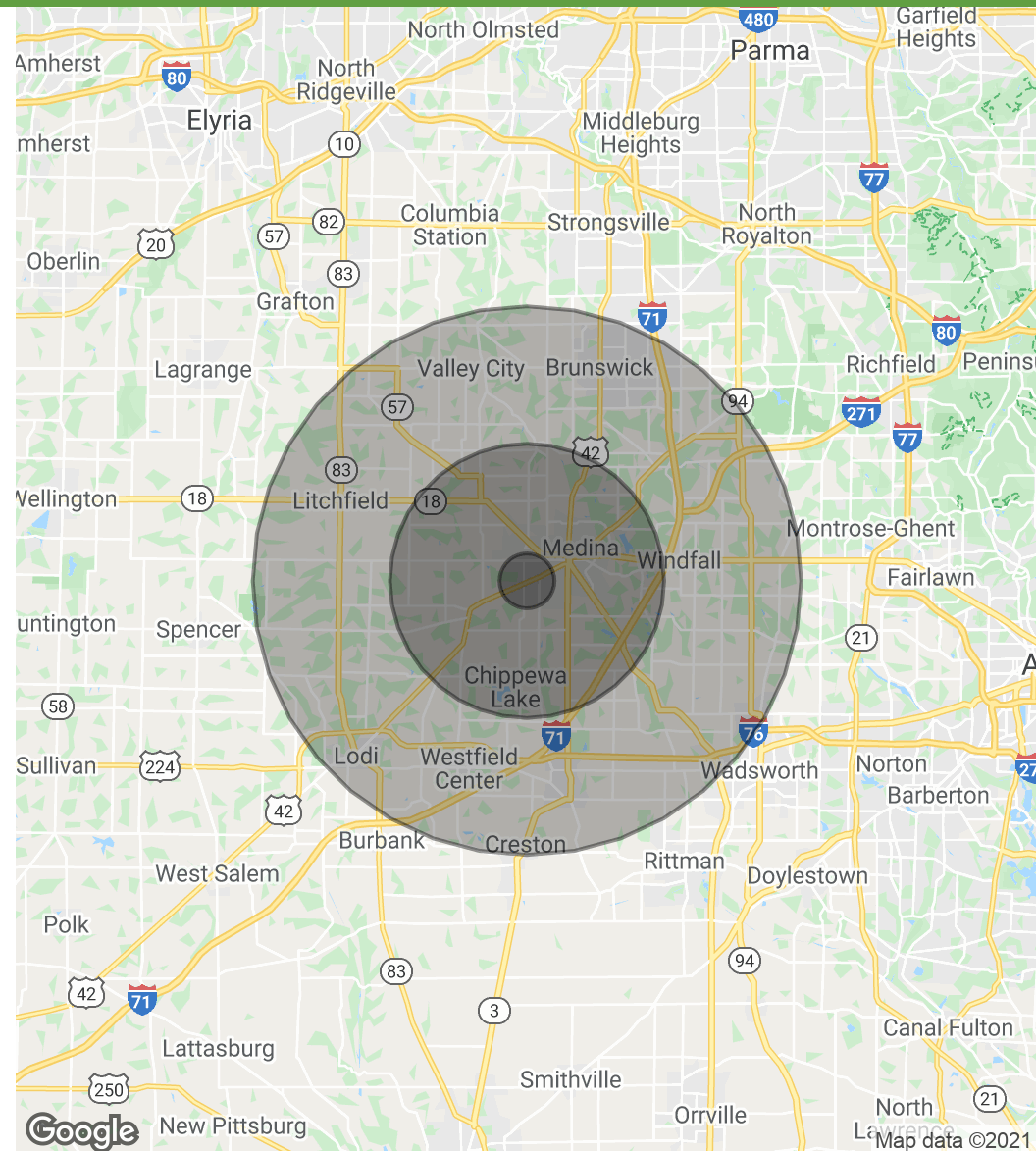
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,320	55,523	136,885
Average age	33.8	37.6	39.4
Average age (Male)	28.9	35.9	38.7
Average age (Female)	36.7	39.0	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	822	21,248	52,157
# of persons per HH	2.8	2.6	2.6
Average HH income	\$66,232	\$77,598	\$79,148
Average house value	\$153,895	\$211,310	\$221,472

* Demographic data derived from 2010 US Census



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