

INVESTMENT INDUSTRIAL BUILDING FOR SALE



**754 N. PROGRESS DRIVE
MEDINA, OH 44256
SALE PRICE: \$875,000**



PROPERTY HIGHLIGHTS:

- Available: 12,960 SF Industrial Building
- Price Per SF: \$67.52
- Fully Leased through May 31, 2026
- \$71,227 Year 1 Gross Income
- 7% Cash Return
- Landlord Pays Taxes and Insurance
- Ceiling Height: 12' to 16'
- 4 Grade Level Doors
- Power: 3-Phase, 208 Amps / 220 Volts
- Zoning: I-1
- Highway Access: 6 miles to I-71/SR-18 Interchange



LISTING AGENT

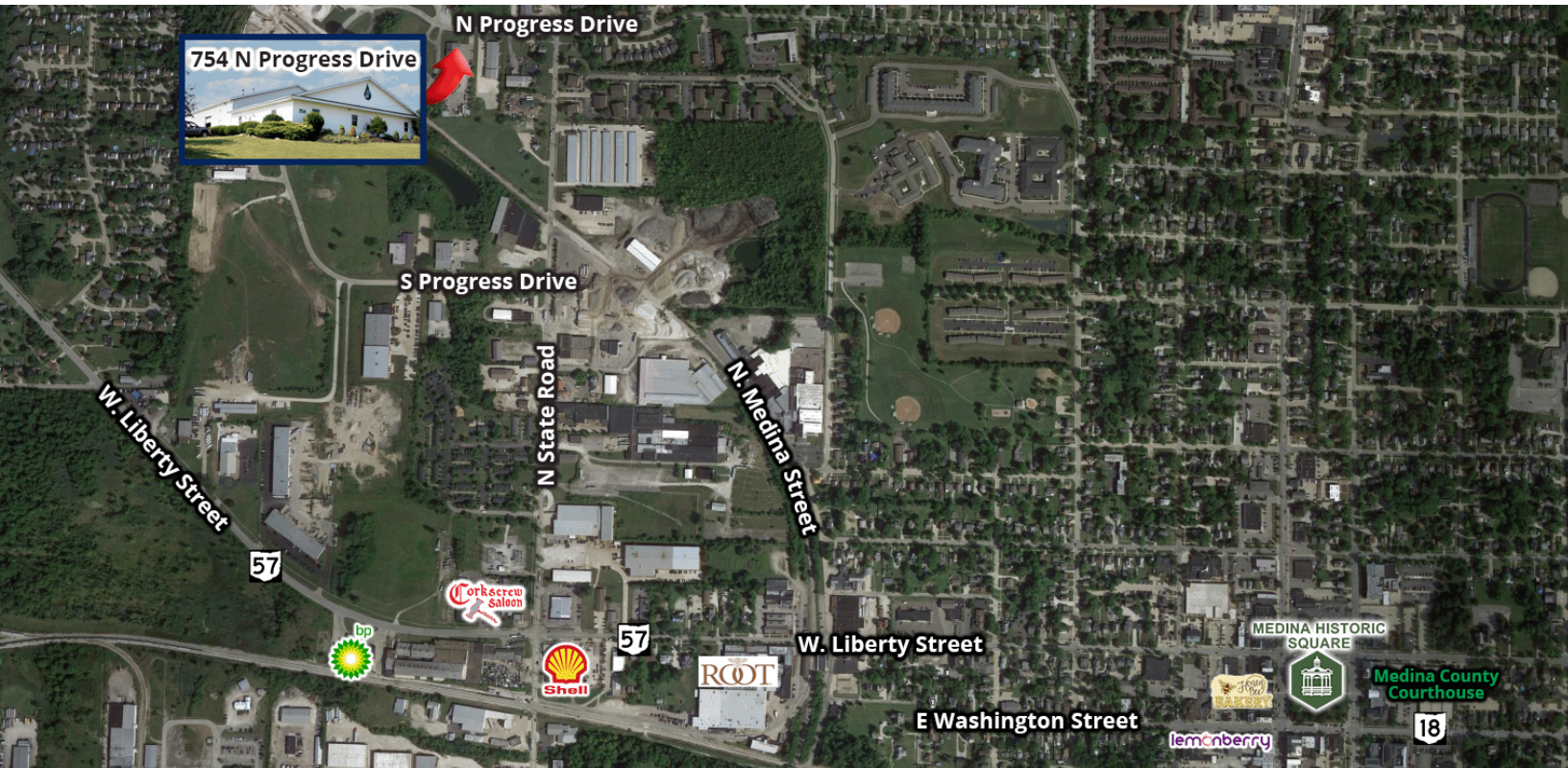
Morgan Faunce
Morgan@GerspacherGroup.com
330.722.5002



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PROPERTY OVERVIEW

12,960 SF of Industrial and Office Space for Sale. Fully Leased through May 31, 2026. Gross Income of \$71,227/year (with 2% escalations). LL pays taxes and insurance. NOI \$62,500 year 1. 7% cash on cash.

LOCATION OVERVIEW

754 N Progress Drive is located on N Progress Drive just off of N State Road in the City of Medina. The property is north west of Historic Medina Square and approximately 6 miles to I-71/SR-18 interchange.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,683	13,650	21,689
Total Population	5,780	32,903	52,859
Average HH Income	\$65,172	\$87,807	\$97,701

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

