

FOR SALE

**112 Erie Street**

Niles, Ohio 44446



## FREE-STANDING MANUFACTURING FACILITY

55,500 SF AVAILABLE FOR SALE

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# PROPERTY FEATURES



**55,500 SF**

TOTAL BUILDING SIZE

**3,000 SF**

TOTAL OFFICE SF

**52,500 SF**

TOTAL WAREHOUSE SF

**2.85 ACRES**

TOTAL SITE SIZE

**\$750,000.00**

SALE PRICE

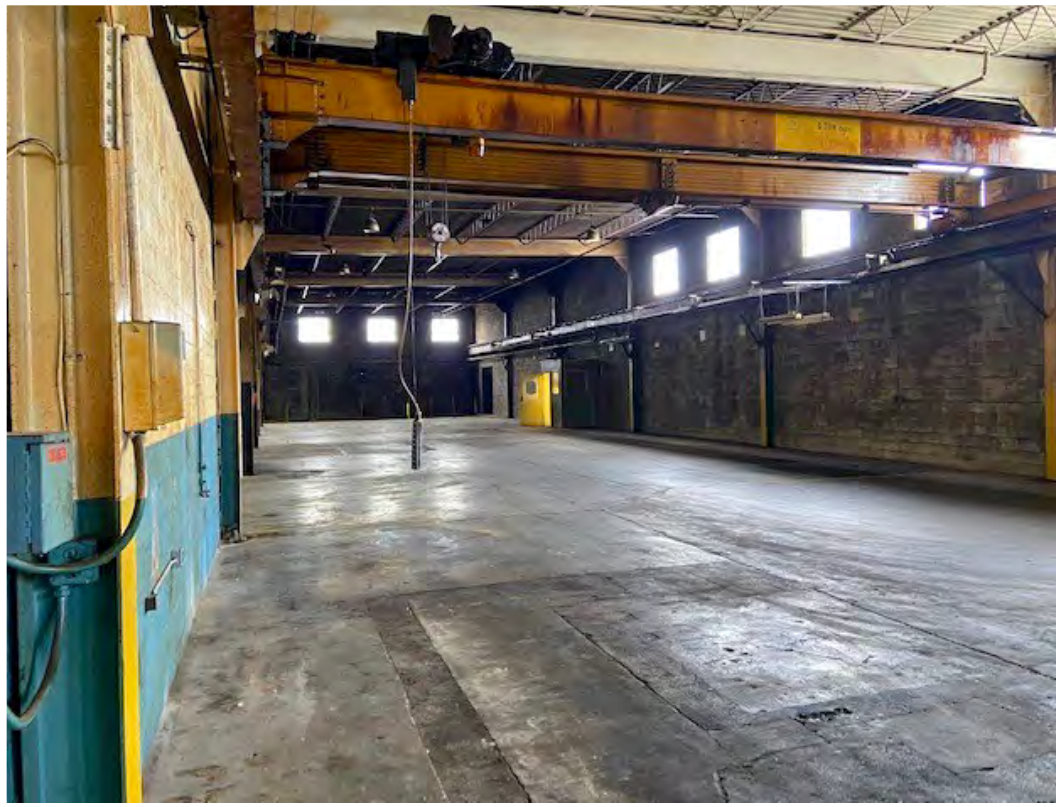
## COMMENTS

- Free-standing 55,500 SF manufacturing facility located on 2.85 acres
- Two (2) five (5) ton cranes
- 1600 amps of 220 volt 3 phase power and a 150 KW 120V natural gas powered generator providing power to office suite
- Three (3) docks and four (4) drive-in doors
- Ceiling heights from 14' to 20' clear
- Two (2) 75 HP air compressors w/ dryers and one (1) 10 HP air compressor w/ tank
- Current clean phase 2 available

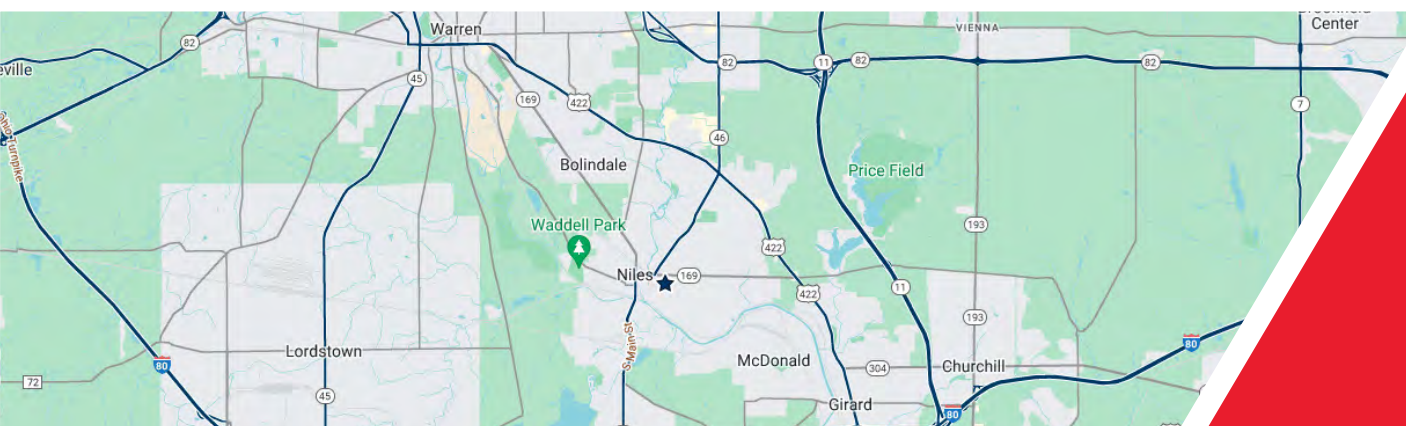
## PROPERTY SPECIFICATIONS

<b>CONSTRUCTION:</b>	Masonry	<b>CEILING HEIGHT:</b>	14' - 20'
<b>LIGHTING:</b>	Fluorescent	<b>POWER:</b>	1600A/220V
<b>DOCKS:</b>	Three (3)	<b>DRIVE-IN DOORS:</b>	Four (4)
<b>FLOOR:</b>	Concrete	<b>PARKING:</b>	Ample parking

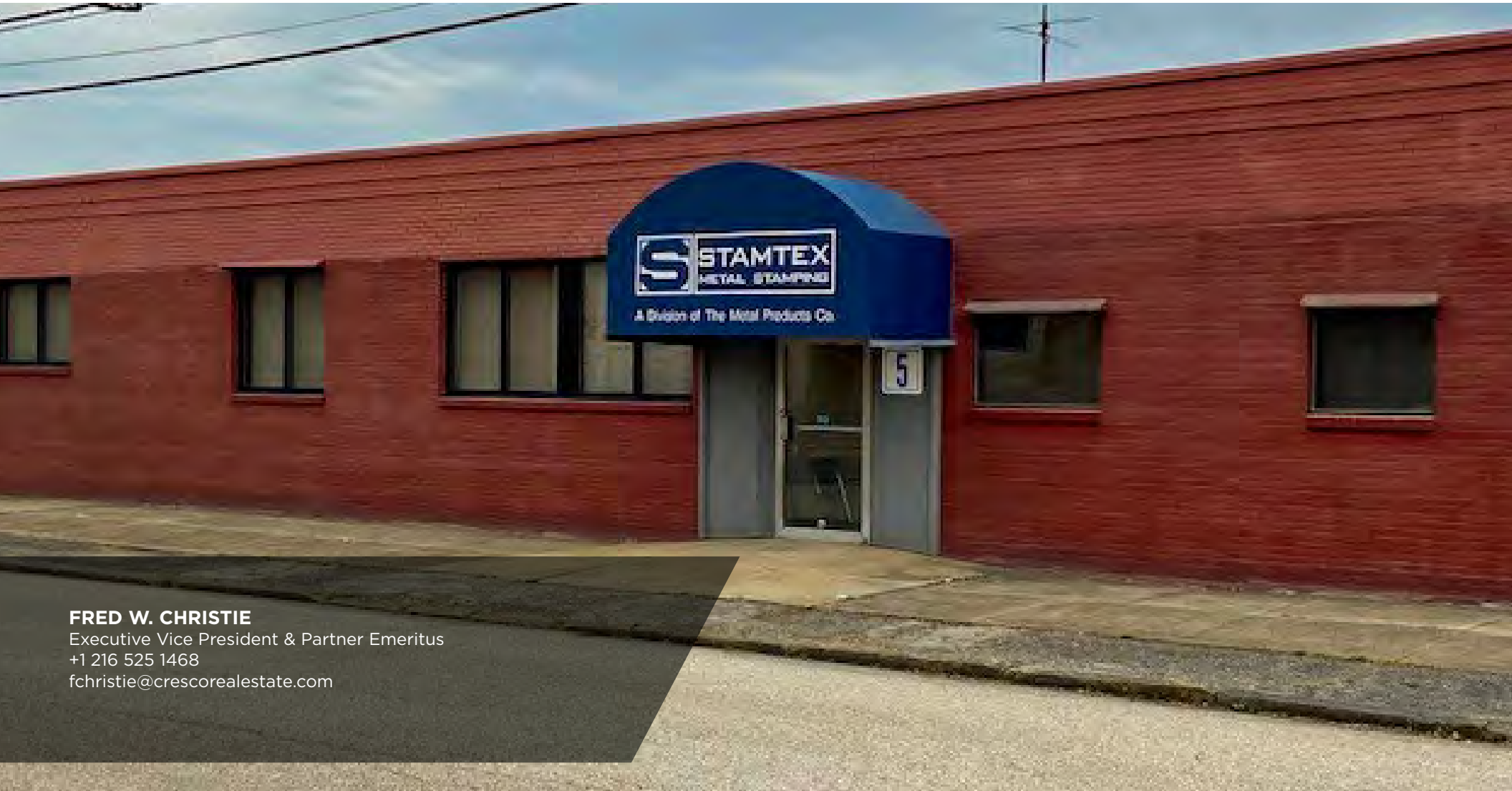
# PROPERTY PHOTOS



# PROPERTY AERIAL MAP



Easy access to  
U.S. Route 422  
& I-80



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