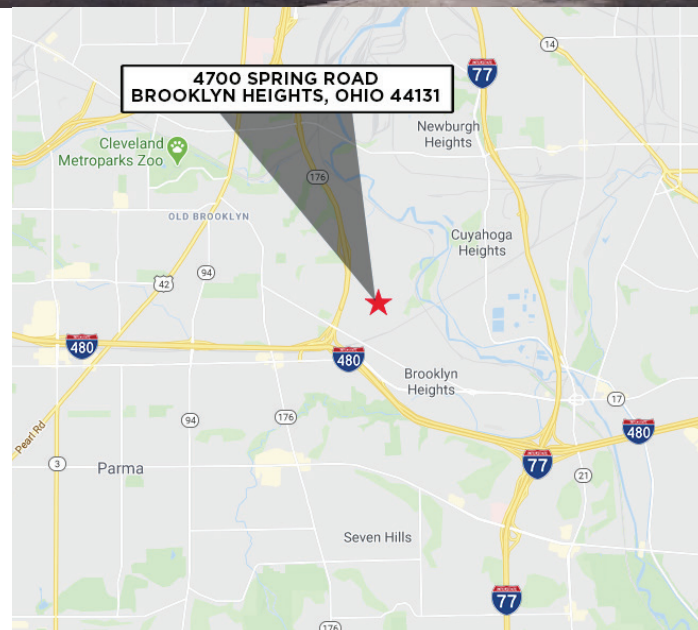




Property Specifications

Total Building SF:	55,062
Warehouse SF:	43,390
Office SF:	8,864
Mezzanine SF:	2,268
Year Built:	1971
Year Refurbished:	2019
Ceiling Height:	18'
Docks:	Eight (8) - 8' x 10' (w/levelers)
Drive-In Doors:	Two (2) - 12' x 10' & 10' x 14'
Zoning:	Limited Industrial
Power:	120/240V/800A/1 phase 240V/200A/3 phase
Sprinklers:	100% Wet
Roof:	EPDM/Built Up
Heat:	Gas OH
A/C:	Office



- Partially new parking lot
- Outside storage
- Excellent location
- Lease Rate: \$5.75/NNN

BOB GARBER, SIOR

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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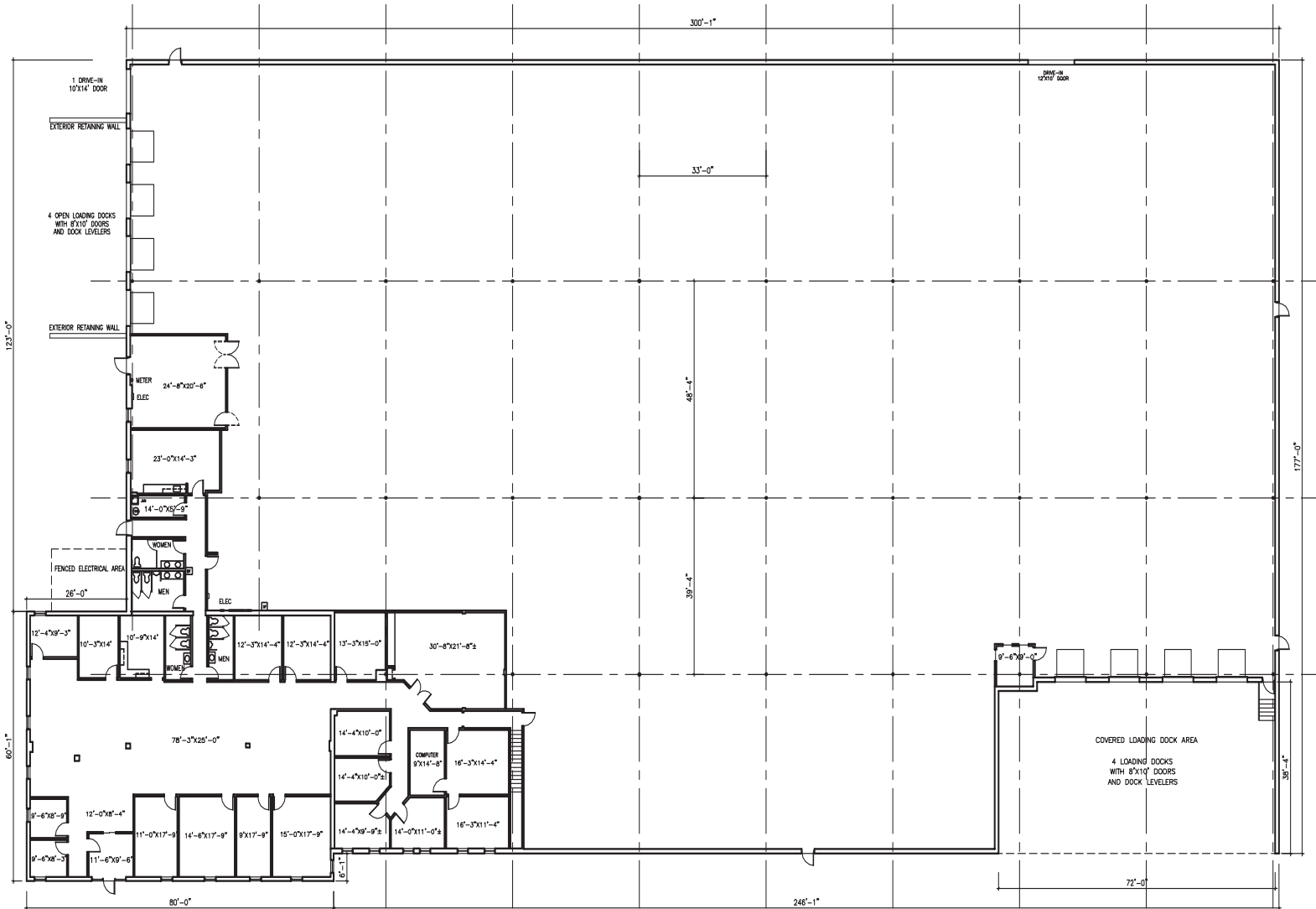
Aerial



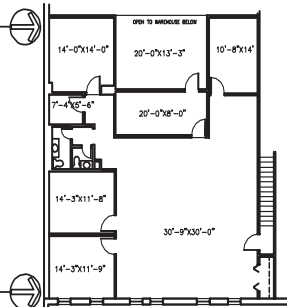
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Layout



AVAILABLE SPACE njk
4700 SPRING ROAD 8/28/20 DESIGN SERVICES
BROOKLYN HTS, OHIO 1465 WELLS ROAD 09/07/2020 44131
C/O 313-528-1100 1465wells@njk.com
EXISTING FLOOR PLAN
NOT TO SCALE

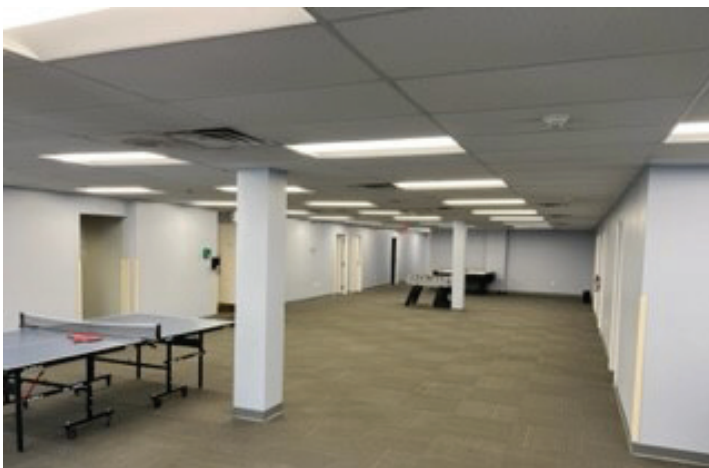
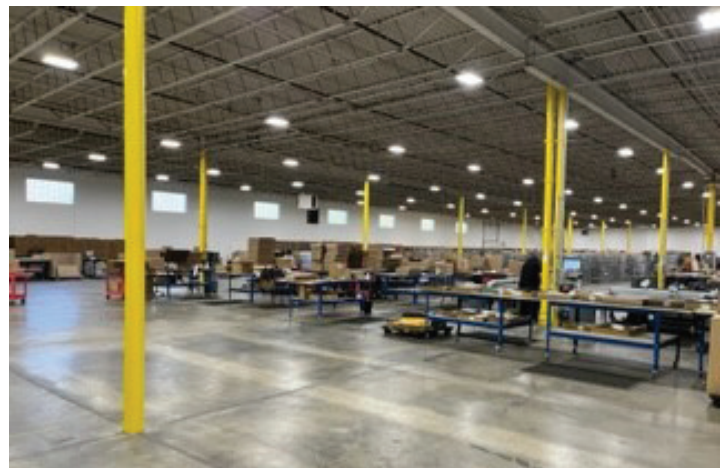
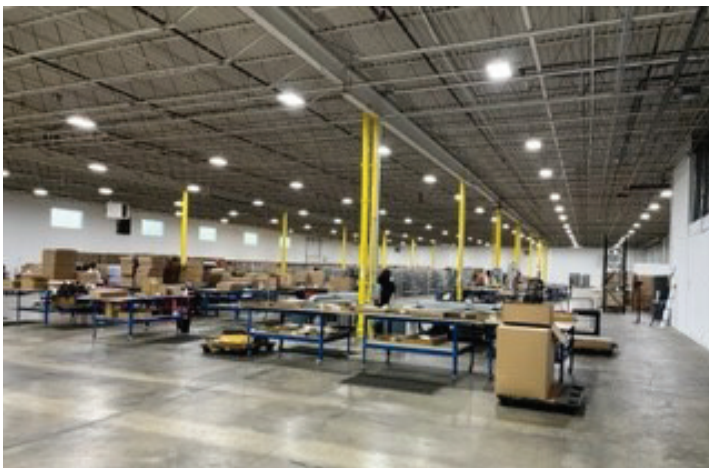


1ST FLR OFFICE AREA - 8,864 SQ FT
2ND FLR OFFICE AREA - 2,268 SQ FT
WAREHOUSE AREA - 43,930 SQ FT
INCLUDES COVERED LOADING DOCK
TOTAL BLDG AREA - 55,062 SQ FT

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Photos



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