

100 Blaze Industrial Parkway

10,512± SF Industrial Drive-Thru Building For Sale

Berea, Ohio 44017 (Cuyahoga County)

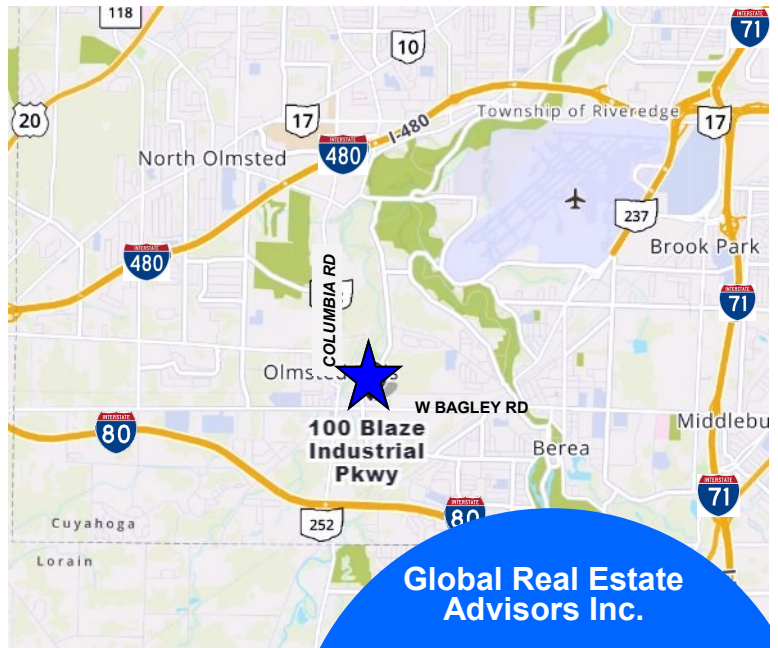
**Sale
Priced at
\$800,000**



Property Features:

- 10,512± SF Industrial Block/Metal Building
- 10,000± SF Warehouse
- 512± SF Office
- 1± Acre
- (2) Two 14'x14' Drive-In Doors
- 8 Bays with Air Compressor and Air Lines Throughout
- Floor Drains/Oil Water Separator
- Radiant Tube Heat/Waste Oil Heat
- Metal Halide Lights/Exhaust Fan
- Mezzanine Area
- 400 Amp 3 Phase 240 Volt
- Kitchen Area/Restrooms/Two Showers
- Easy Access to Interstate 480, Interstate 71 and Interstate 80 (Ohio Turnpike)

**Sale Price Includes
Business Assets, Equipment and
Real Estate**



**Global Real Estate
Advisors Inc.**

Tim Sawicki

440-255-5552 x 222

440-283-5143 Cell

Tim@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

Neil@GlobalCommercialRE.com



GLOBAL

www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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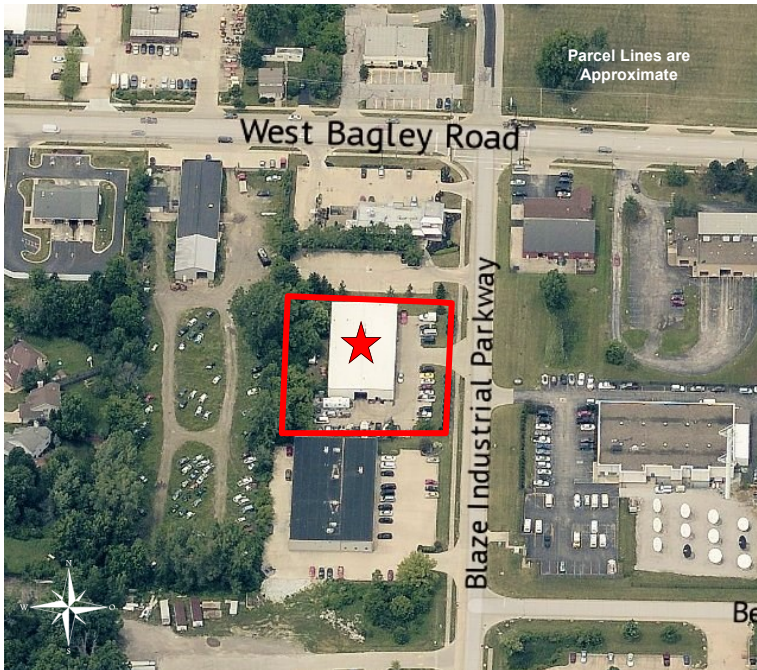
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For Additional Information Contact:

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