

FOR SALE

562 W. Ely Street

ALLIANCE, OHIO 44601



210,338 SF heavy industrial building utilized in the forging of components in all grades of stainless, alloy and carbon steel, titanium and other high-temperature materials. The forgings were principally made with closed impression dies and the facility has more than a dozen forging hammers, ranging from 1,500 to 25,000 lbs., as well as 6-, 3- and 4-inch upsetters. All forging equipment and supporting equipment are part of the sales price and transaction (full list of F, F & E available).

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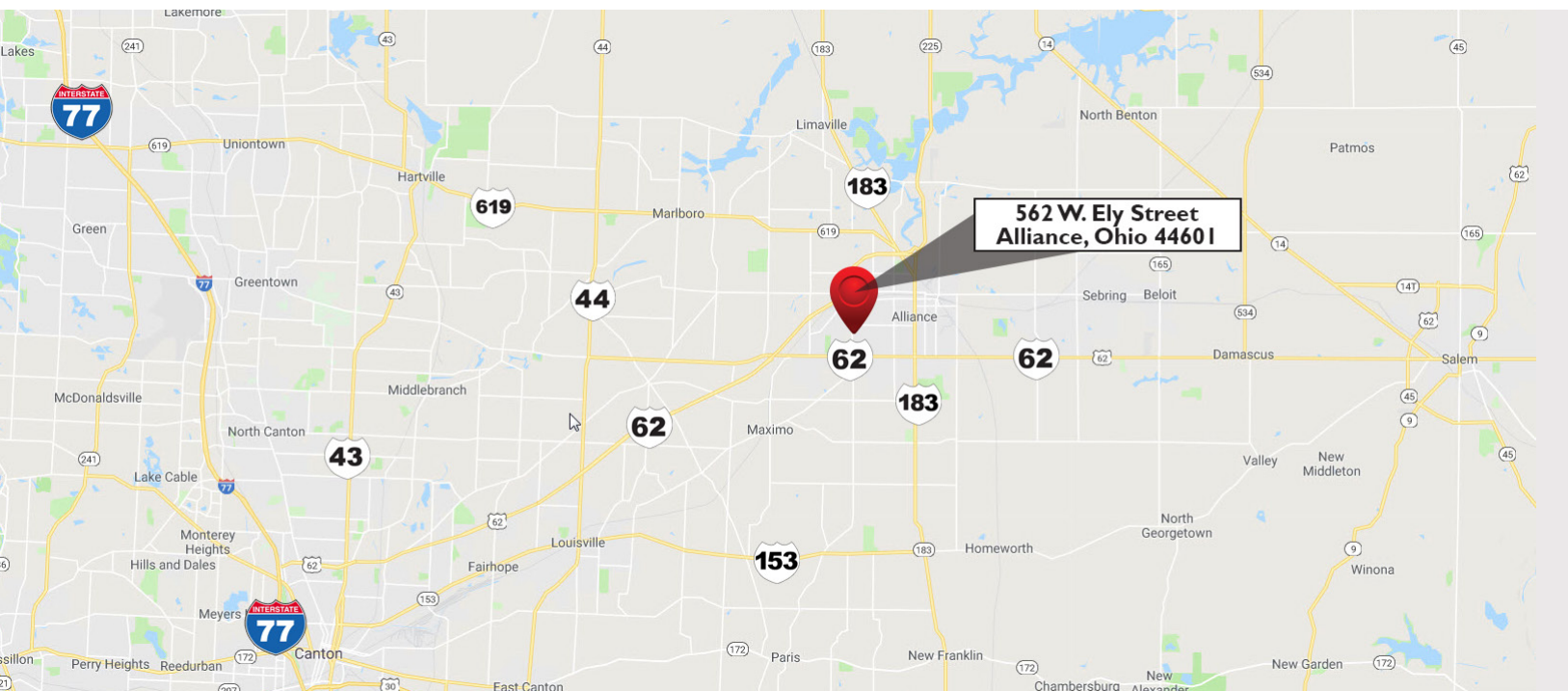
Property Specifications

TOTAL SF	210,338 SF
OFFICE SF	2,000 SF
INDUSTRIAL SF	208,338 SF
LAND	15.38 acres
CONSTRUCTED	1913; 1929
CONSTRUCTION	Metal / Masonry
CEILING HEIGHT	16' - 24'
SPRINKLER	No
LIGHTING	Fluorescent / HP Sodium
HEAT	Radiant / Unit Heaters
CRANES	Two (10 - 15 ton)
ZONING	I-2 - Heavy Industrial
SALE PRICE	\$1,550,000.00

Facility Breakdown (Approximate):

Die Storage:	20,000 SF	(100'x200')
Bay 1:	42,700 SF	(70'x610')
Bay 2:	29,250 SF	(75'x390')
Bay 3:	37,800 SF	(120'x315')
Bay 4:	32,340 SF	(60'x539')
Warehouse:	16,250 SF	(50'x325')
Electrical Building:	7,650 SF	
Compressor Building:	6,030 SF	
Maintenance Building:	2,100 SF	

- 10-ton and 15-ton cranes
- 200,000 lbs. truck scale
- Potential for rail



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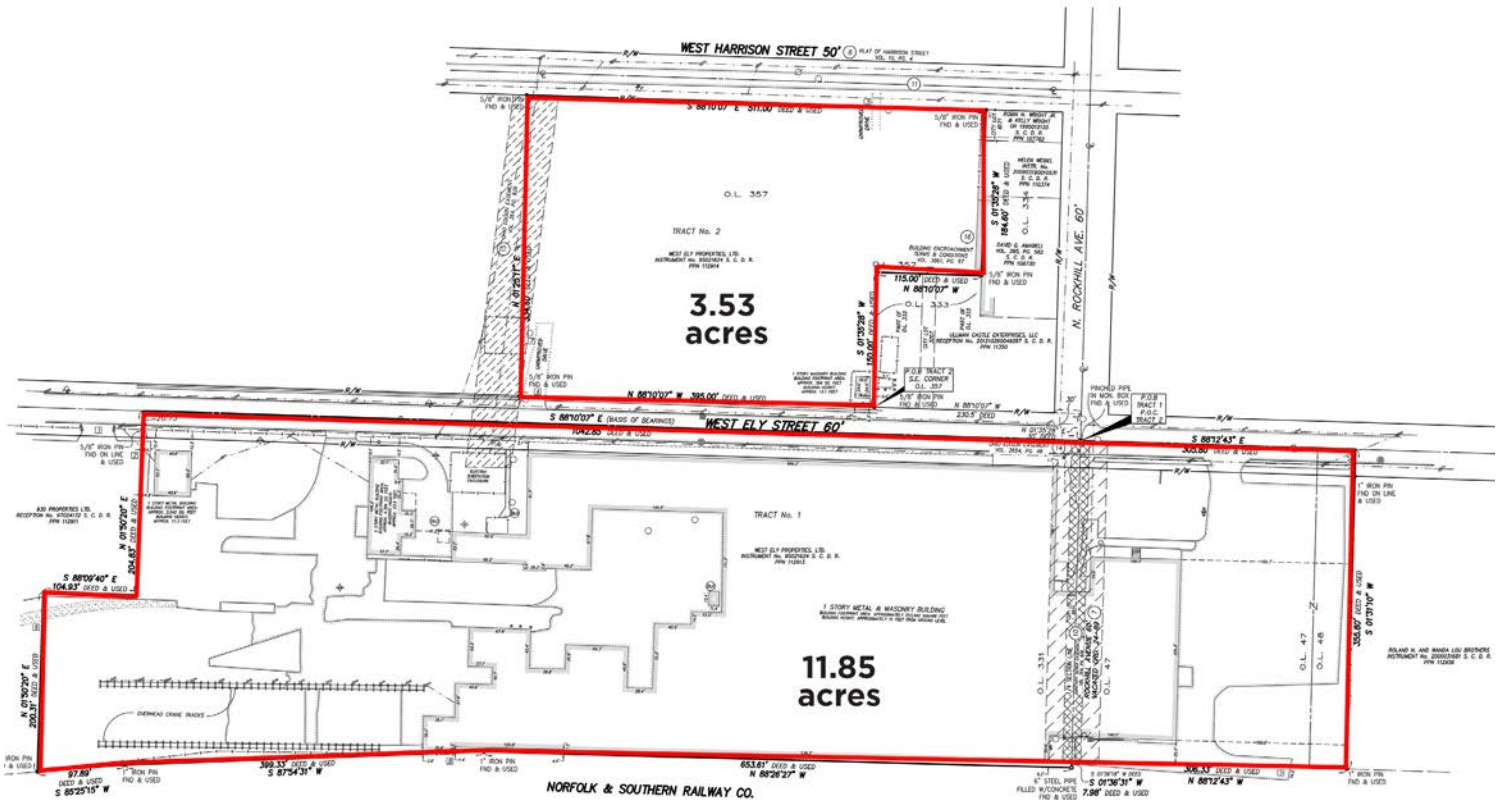
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Site Plan



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CRESO
Real Estate

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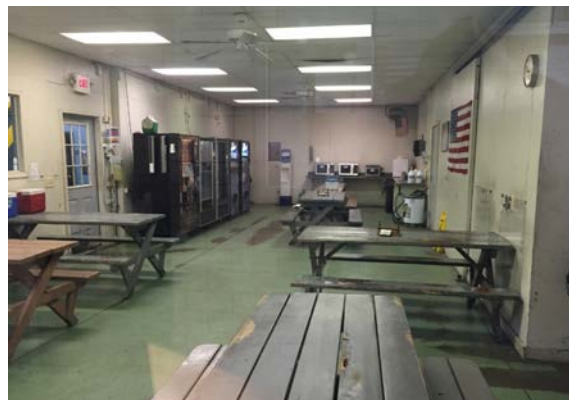
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