

# FOR SALE

## 36933 Vine Street

WILLOUGHBY, OHIO 44094



### Highlights:

- Great visibility from State Route 2.
- 300 feet of frontage on Vine Street.
- Mixture of office/showroom/warehouse space.
- Zoned General Business which can serve a variety of uses.
- Adjacent to State Route 2 access.
- Situated on 3.46 acres with ample parking.
- Vehicles per day:
  - Vine Street: 14,449 per day
  - State Route 2: 78,910 per day

Showroom  
Retail  
Office  
Warehouse

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### Property Specifications

TOTAL SF	29,793 SF	CEILING HEIGHT WAREHOUSE	13' 9"
OFFICE SF FIRST FLOOR	3,600 SF	CEILING HEIGHT SHOWROOM	11'
OFFICE SF SECOND FLOOR	1,520 SF	LIGHTING	Fluorescent
INDUSTRIAL SF	18,110 SF	HEAT	Radiant Tube / HVAC
RETAIL SF (SHOWROOM)	5,008 SF	POWER	1200A   240V   3P
MEZZANINE SF	1,555 SF	ASKING	\$1,800,000.00
CONSTRUCTED	1988		
ACRES	3.46		
DRIVE-IN DOORS	Four (4) (2) 18x10; (1) 8x10; (1) 12x12		



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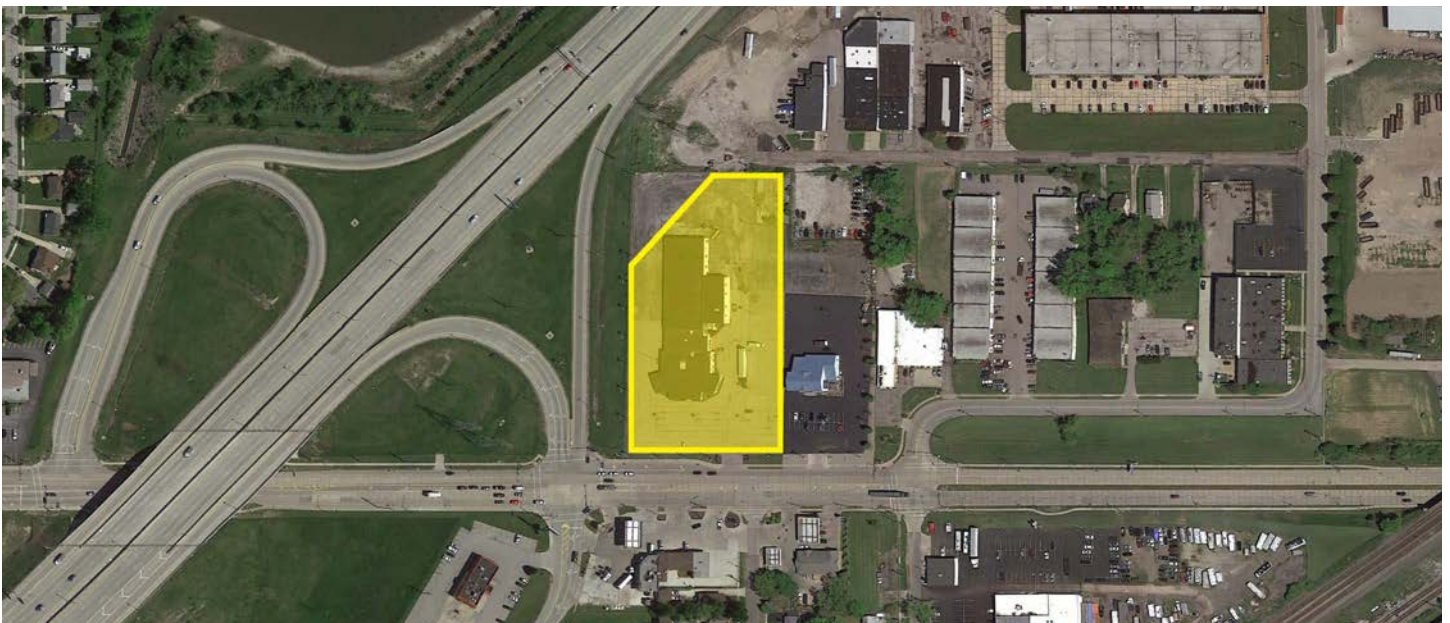
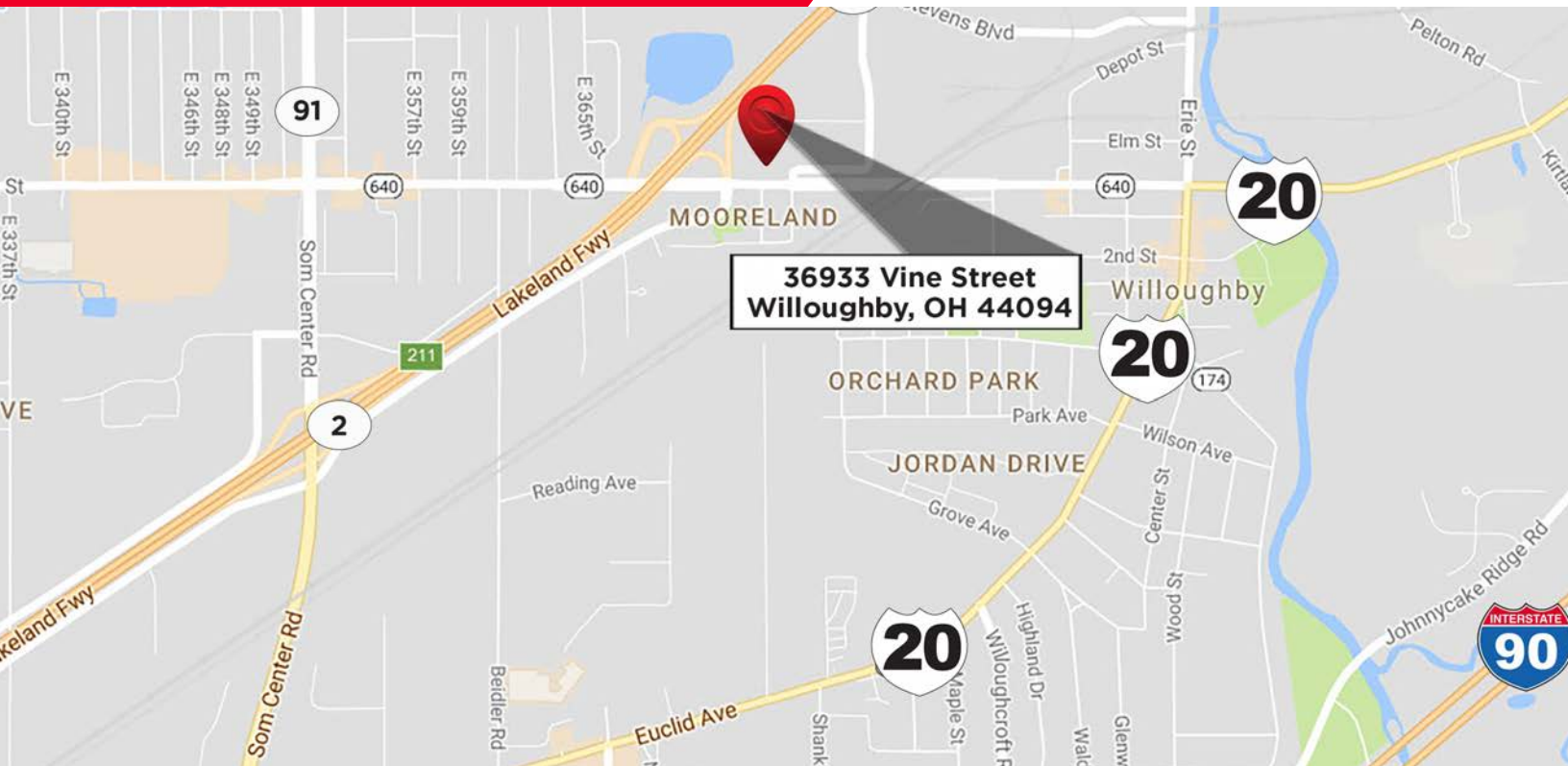
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## Map & Aerial



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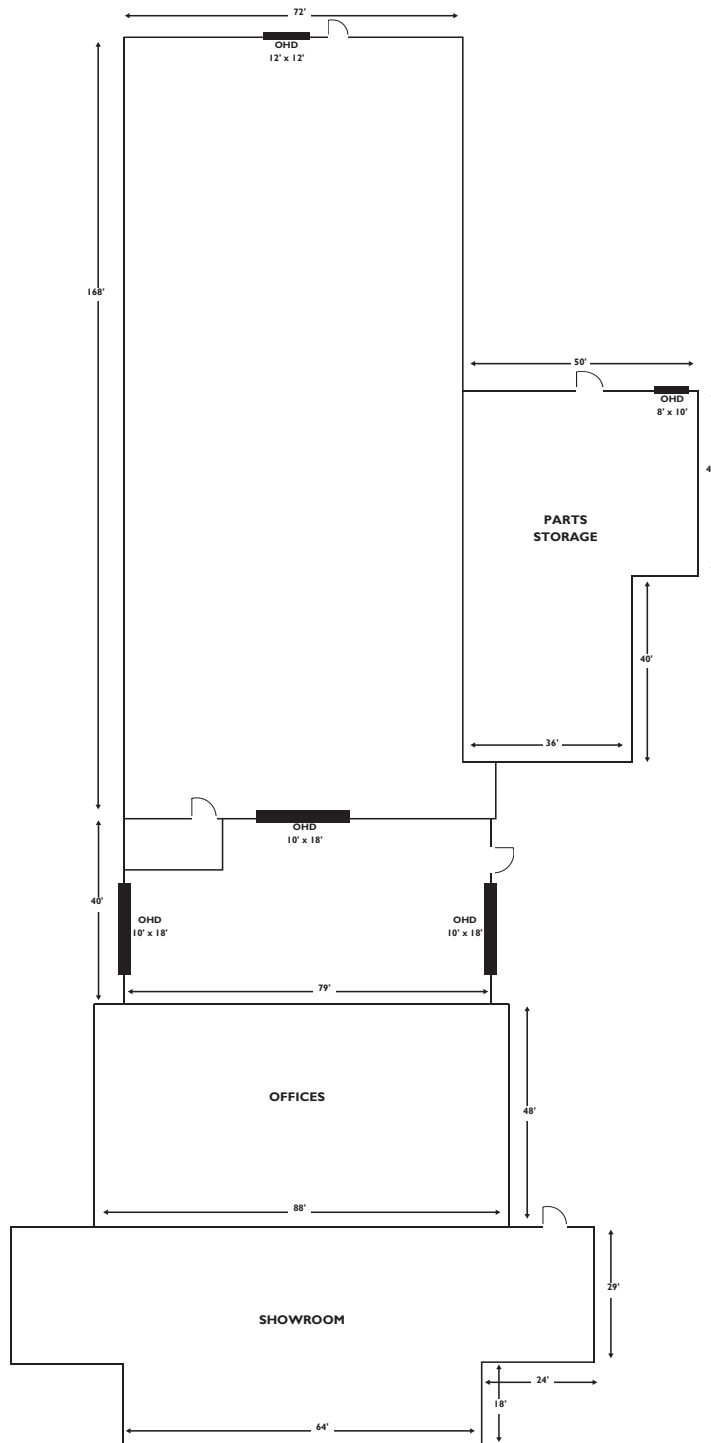
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## Floorplan



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