

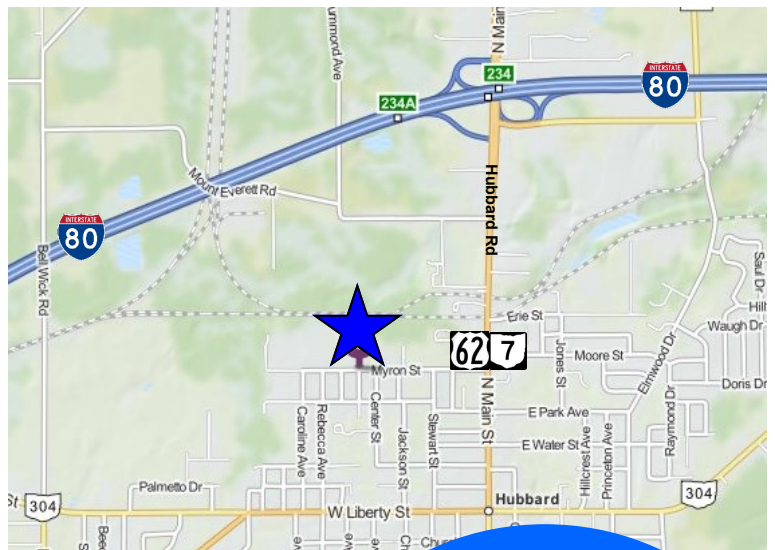
400 Myron Street
108,000± SF Manufacturing/Warehouse Facility
For Sale/For Lease
 Hubbard, Ohio 44425 (Trumbull County)



400 Myron Street, Hubbard, OH 44425

Property Features:

- Building Size: 108,000± SF
- Office Size: 4,800± SF
- Warehouse Size: 103,200± SF
- Brick Construction
- 11.5± Acres
- 6 Indoor Docks
- 5 Drive-In Doors: (4) 8'x10' and (1) 12'x12'
- Column Spacing: 20'x30'
- Sprinkler: Wet
- Reznor Heating
- Fluorescent Lighting
- Power: 2,000 Amps/3 Phase, 277/480 Volts
- Buss Ducts and Outside Storage Available
- Easy Access to SR 7/SR 62 and Interstate 80 (Ohio Turnpike) via Exit 234



Sale Priced at \$1,350,000
Lease Rate \$3.00 psf NNN



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

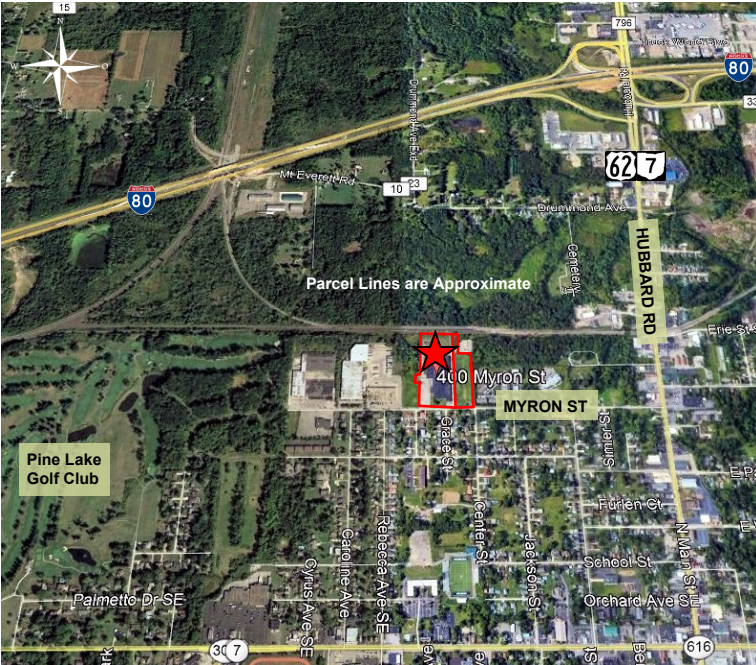
Real Estate Advisors Inc.
BROKER

Global Real Estate Advisors Inc.
Tim Sawicki
 Office: 440-255-5552 x. 222
 Tim@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker
 440-255-5552 x. 221
 Neil@GlobalCommercialRE.com

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.

400 Myron Street
108,000± SF Manufacturing/Warehouse Facility
For Sale/For Lease
 Hubbard, Ohio 44425 (Trumbull County)



GLOBAL

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

Real Estate Advisors Inc.
 BROKER

Global Real Estate Advisors Inc.
 Tim Sawicki
 Office: 440-255-5552 x. 222
 Tim@GlobalCommercialRE.com
 Neil Sawicki, SIOR, Broker
 440-255-5552 x. 221
 Neil@GlobalCommercialRE.com

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.