



## Property Features

- **Sale Price:** \$5,700,000.00
- **Taxes:** \$66,417.00/year
- **Total Space:** 67,200 SF
- **Acres:** 6.36 +/-
- **Year Built:** 1999-2001
- **Buildings:** 2
- **Stories:** 1
- **Zoning:** I - General Industrial
- **Construction:** Masonry / Steel
- **Parking:** 200 + Spaces
- **Frontage:** 290'
- **Restrooms:** Per unit



For more information:

**Bob Raskow, SIOR**

330 697 6818

braskow@naipvc.com

**Scott Raskow**

330 608 5172

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NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

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**SALE DETAILS:**

PRICE:	\$5,700,000
PROPERTY TYPE:	Investment / Office / Flex
TAXES:	\$66,417.00/year

**PROPERTY DETAILS:**

SF TOTAL:	67,200 SF
3743 BOETTLER OAKS:	33,600 SF
3755 BOETTLER OAKS:	33,600 SF
YEAR BUILT/RENOVATED:	1999 - 2001
ZONING:	I- General Industrial
BUILDING CONSTRUCTION:	Masonry/Steel
# OF BUILDINGS:	2
PARKING:	200 + Spaces
BUILDING CONDITION:	Excellent
RESTROOMS:	Per unit
TOTAL ACRES:	6.36 +/-
FRONTAGE:	290'
HVAC:	100% Air-Conditioned
HEAT:	Forced Air
GAS:	Dominion East Ohio
WATER:	Aqua ohio
SEWER:	D.O.S.S.S
ELECTRIC:	First Energy
PHONE:	AT&T
INTERNET:	Spectrum
INTERCHANGE/ DISTANCE:	I-77/ .5 miles

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