



Pinnacle Real Estate Services, LLC

# 36445 Biltmore Place Willoughby, Ohio 44094



### PROPERTY FEATURES

➤ 6 Units For Sale

Unit B - 6,840 SF - \$294,120	} Can be combined
Unit B1 - 3,945 SF - \$169,635	
Unit C - 10,710 SF - \$460,530	
Unit D - 2,106 SF - \$90,558	

Unit F - 3,910 SF - \$168,130	} Can be combined
Unit G - 9,765 SF - \$419,895	

- Ceiling Height - 17'6"
- Power - 120/208v Three phase
- Large Parking Lot
- Newer Building - Built 1999
- Excellent access to I-90 and State Route 2



See Page 2 for details

### CONTACT

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FOR SALE

**36445 Biltmore Place**  
**Willoughby, Ohio 44094**



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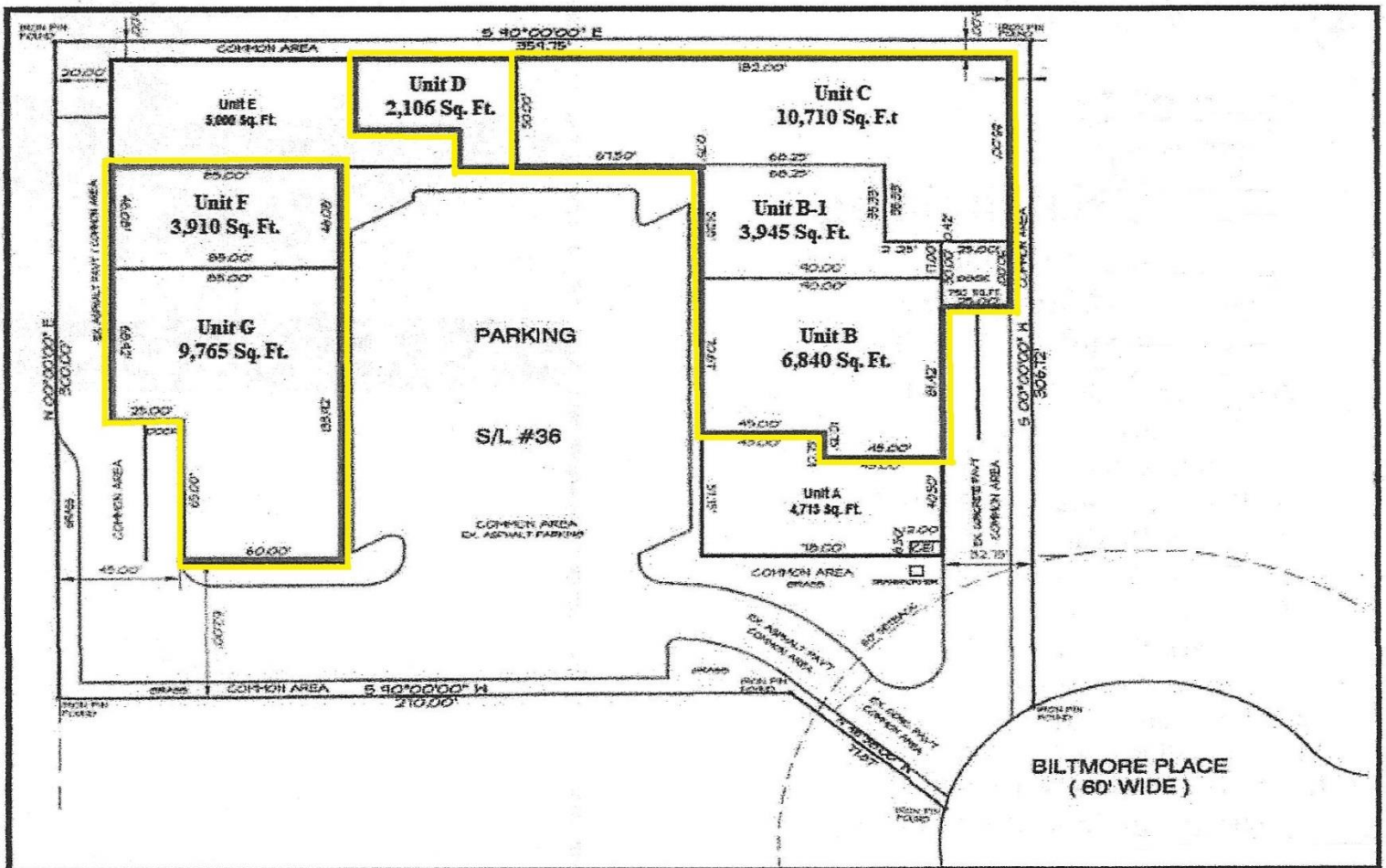
- Unit B - 6,840 SF - \$294,120 - All warehouse, 1 dock and 1 drive-in door. Dock shared with adjacent tenant.
- Unit B1 - 3,945 SF - \$169,635 - 1 dock and 1 drive-in door. Dock shared with adjacent tenant.
- Unit C - 10,710 SF - \$460,530 - 1 dock and 1 drive-in door. Dock shared with adjacent tenant.
- Unit D - 2,106 SF - \$90,558 - No dock or drive-in door.

Can be combined

Unit F - 3,910 SF - \$168,130 - 1,200 SF office, 2,710 SF warehouse - 1 drive-in door.

Unit G - 9,765 SF - \$419,895 - 2,450 SF office, 7,200 SF warehouse - 1 dock and 1 drive-in door.

Can be combined



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