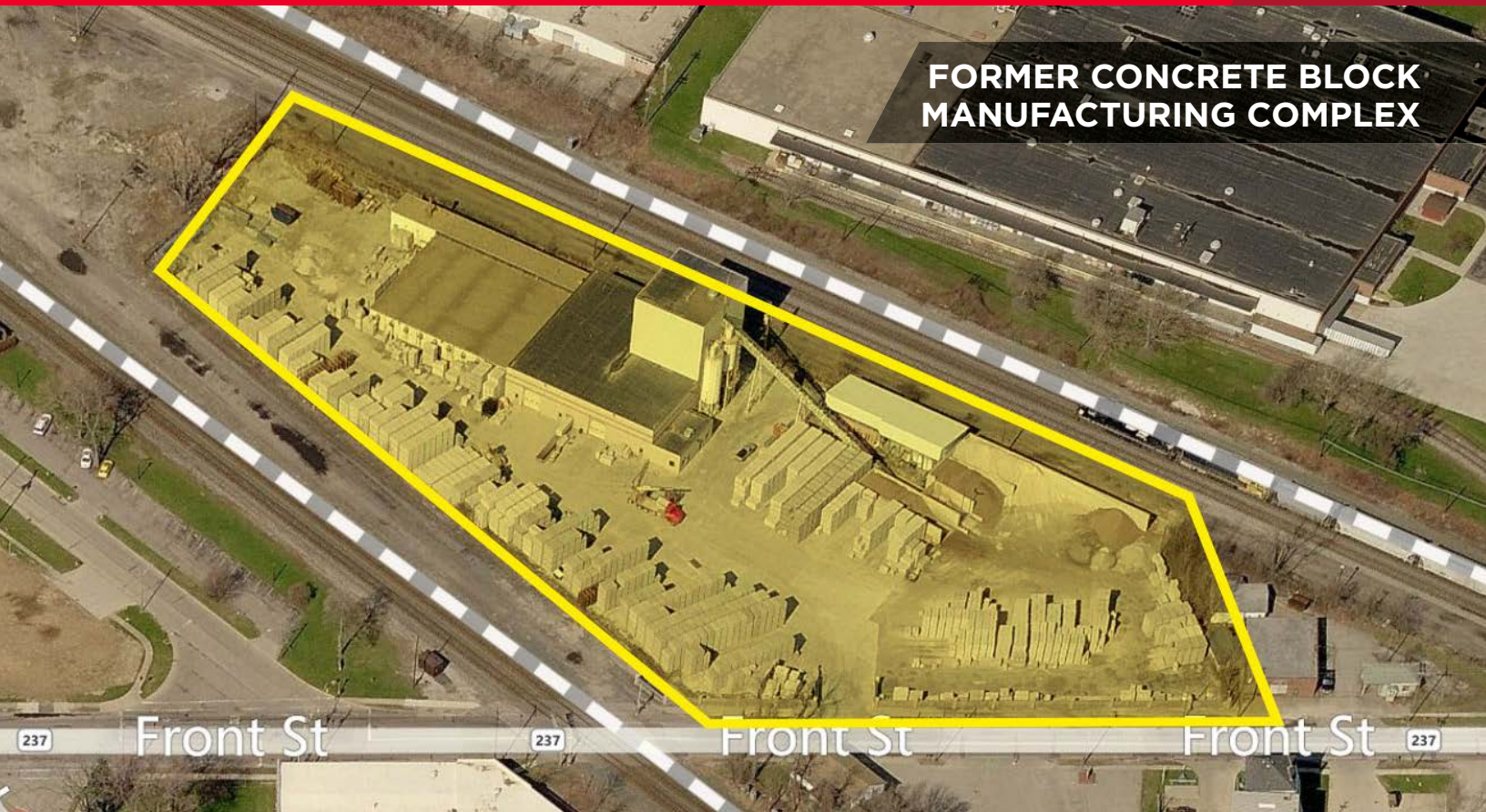




FOR SALE
661 Front Street
Berea, Ohio 44017



**FORMER CONCRETE BLOCK
MANUFACTURING COMPLEX**



George J. Pofok, CCIM, SIOR
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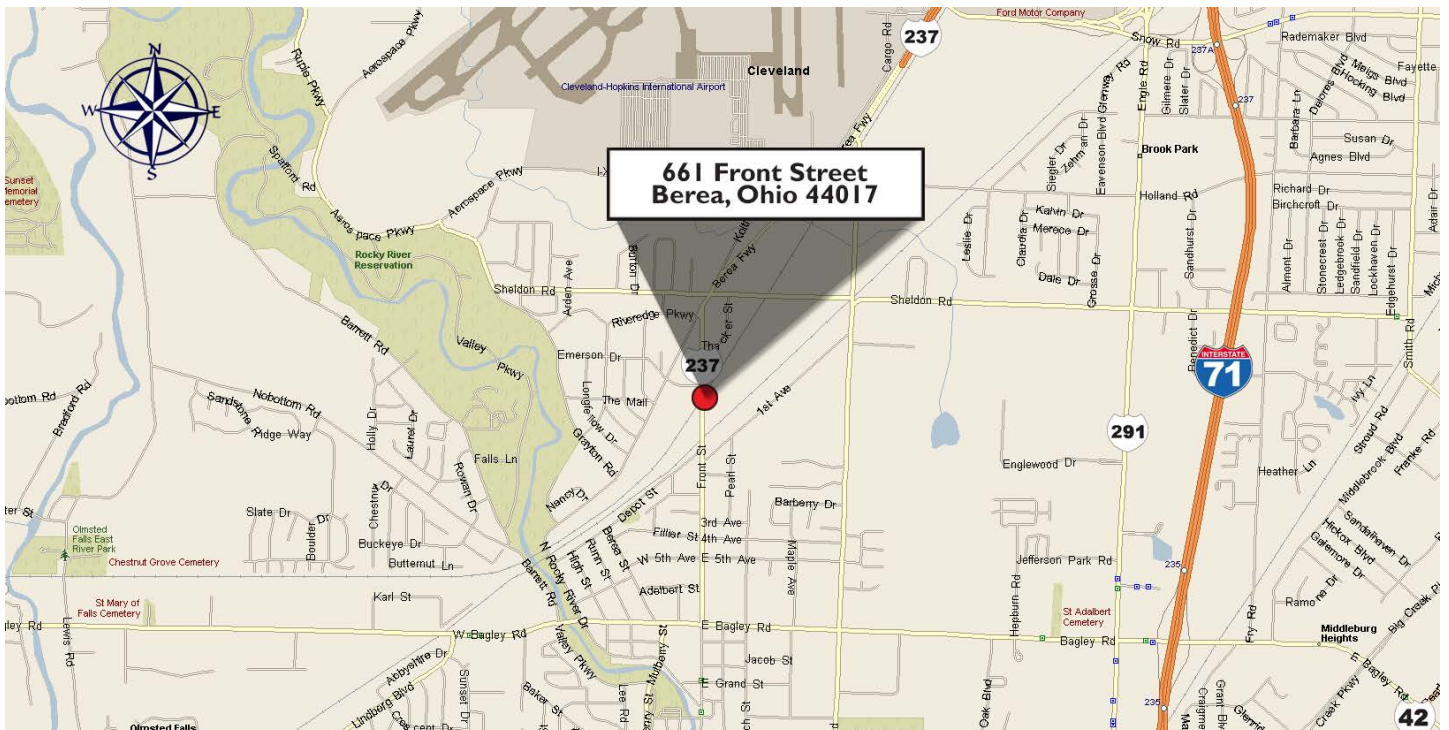
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Property Highlights

- 22,170 SF former concrete block manufacturing complex consisting of a 675 SF office area, 10,730 SF manufacturing area primarily 18' clear with a raised section 57' clear and a 10,765 SF warehouse with 10 (ten) kilns for baking the concrete block.
- Property is situated on 3.56 acres all of which is concrete or other hard pan surface.
- Deed Restriction to prevent operating the property as a concrete products plant, asphalt, or ready mix/precast plant.

PROPERTY SPECIFICATIONS

BUILDING SF	22,170 SF	HEAT	Co Ray Vac
WAREHOUSE SF	21,495 SF	AIR-CONDITIONING	HVAC - Office
OFFICE SF	675 SF	CEILING HEIGHT	10', 14', 18', 57'
ACRES	3.56 acres	POWER	800A / 480V / 3P
CONSTRUCTED	1998	SPRINKLER	No
CONSTRUCTION TYPE	Split Face Block	DRIVE-IN DOORS	Three (3); 2 - 12' x 14'; 1 - 10' x 12'
DECK TYPE	Metal	SALE PRICE	\$775,000.00
LIGHTING	Fluorescent		



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