



**Property Highlights**

- Situated on +/- 5.81 acres
- 353.48' of frontage on Pearl Road (Rt-42)
- Has 2 freestanding buildings totaling 22,542 SF
- **Building A** is 13,398 SF with 4 drive in doors, clear span, floor drains in warehouse, 3,600 SF office, 9,798 SF warehouse/storage, 7 lifts and 2 bays
- **Building B** is 9,144 SF with 2 drive in doors, (8' x 9' & 12' x 12'), clear span, floor drains in warehouse, 4,680 SF office and 4,464 warehouse
- Zoned I-B Intensive Business
- Potential redevelopment site
- Great location in commercial/retail/restaurant corridor with high traffic count just minutes from Historic Medina Square

GerspacherGroup.com



**FOR SALE:**

Entire Property- ~~\$1,950,000~~ **\$1,895,000**  
**Building A - \$937,860**  
**Building B - \$987,552**

**FOR LEASE**

**Building B - \$7,656/MO**

**LISTING AGENTS**

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Traffic Count of 10,130 Vehicles/Day

Just 4.7 miles from Route 3 & I-71

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**VIDEO OF THIS PROPERTY**

[http://www.gerspachergroup.com/  
properties/3926-3950-pearl-road-medina-oh-44256](http://www.gerspachergroup.com/properties/3926-3950-pearl-road-medina-oh-44256)

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