



FOR SALE/LEASE
4540 BOYCE PARKWAY
STOW, OHIO 44224



PROPERTY SPECIFICATIONS

TOTAL SF:	26,822 SF
OFFICE SF:	2,936 SF
WAREHOUSE SF:	23,886 SF
LAND:	1.87 acres
DRIVE-IN DOORS:	Five (5)
BUILT/REFURBISHED:	1996/2009
CONSTRUCTION:	Block/Metal
CEILING HEIGHT:	18' - 21'
LIGHTING:	LED
SPRINKLER:	Yes
AIR-CONDITIONING:	Office



MATTHEW E. BEESLEY • Principal • 216.525.1466 • mbeesley@crescorealestate.com

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3 Summit Park Drive
 Suite 200
 Cleveland, Ohio 44131
 Main 216.520.1200
 Fax 216.520.1828
crescorealestate.com



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AERIAL



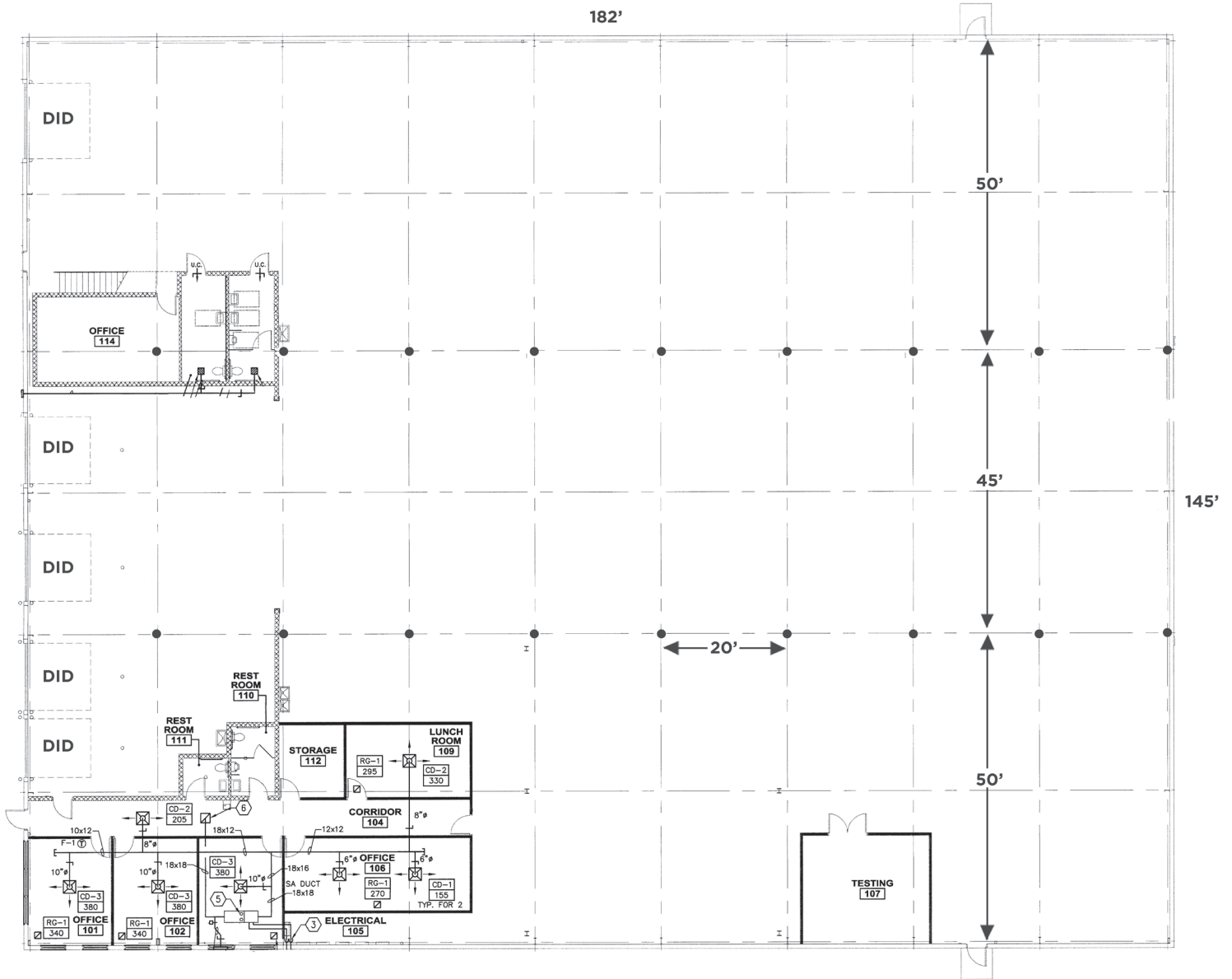
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FLOORPLAN



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Summary (37454)



4540 BOYCE PARKWAY Stow, OH 44224

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Node(s)/Micromarket(s):	Your Micromarkets here
Land Size (Acres)	1.87 Acres
Lot Dimensions (LxW):	182 x 450
Building SF:	26,825 SF

General Listing/Transaction Information

Asking Price:	\$1,350,000.00
Asking Rate:	\$4.95 NNN Per Year
Transaction Type:	Lease/Sale
Vacancy Type:	Direct

Parking

# Spaces:	40
Parking Comments:	Concrete paved area

Loading & Doors

# GL/DID:	5
Total Doors:	5

Contacts

Listing Broker(s)	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Light Industrial
Floors:	1
Year Built:	1995
Date Built:	1/1/2009
# Buildings:	1
ConstructionType:	Block/Siding
Roof Type:	Metal/Standing Seam
Floor Type:	Concrete
Floor Thickness:	6"
Lighting Type:	LED
Sprinkler:	100% Wet
AC:	HVAC-Office
Ceiling Ht:	18' (Min) 21' (Max)
Column Spacing:	20' x 25'

Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City
Power:	480 v 600 a 3 p

Site

Land SF:	81,457 SF
Parcel Number:	5605867
Zoning:	I-2

Crane

# Cranes:	1
Capacity Tons (Min)	1

Comments