



# FOR SALE

37520 Colorado Avenue  
Avon, Ohio 44011



FOR SALE \$1,250,000.00



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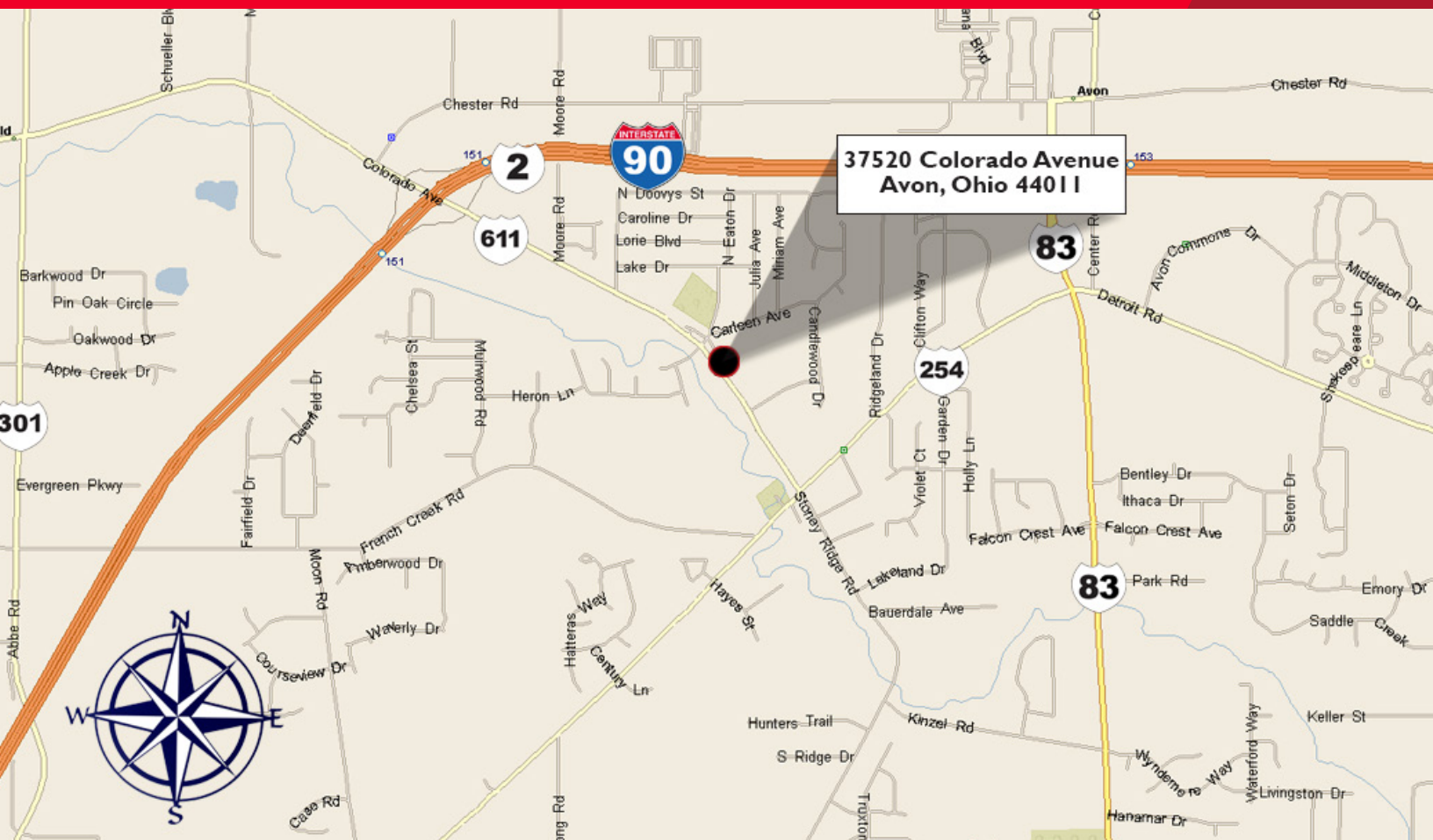
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### Property Specifications

BUILDING SF	39,234 SF	LIGHTING	Fluorescent
OFFICE SF	5,838 SF	HEAT	Radiant Tube
WAREHOUSE SF	33,396 SF	POWER	600A / 600V / 3P
LAND	10.76 acres		800A / 600V / 3P
CEILING HEIGHT	16'		400A / 220V / 3P
CONSTRUCTED	1975; 2000	FLOORS	2 (office only)
CONSTRUCTION	Brick / Block / Metal	ROOF	Composition / Rubber
DOCKS	Three (3) - 10' x 10', 11' x 14'	PARKING	30+
DRIVE-IN DOORS	Two (2) - 11' x 14'		

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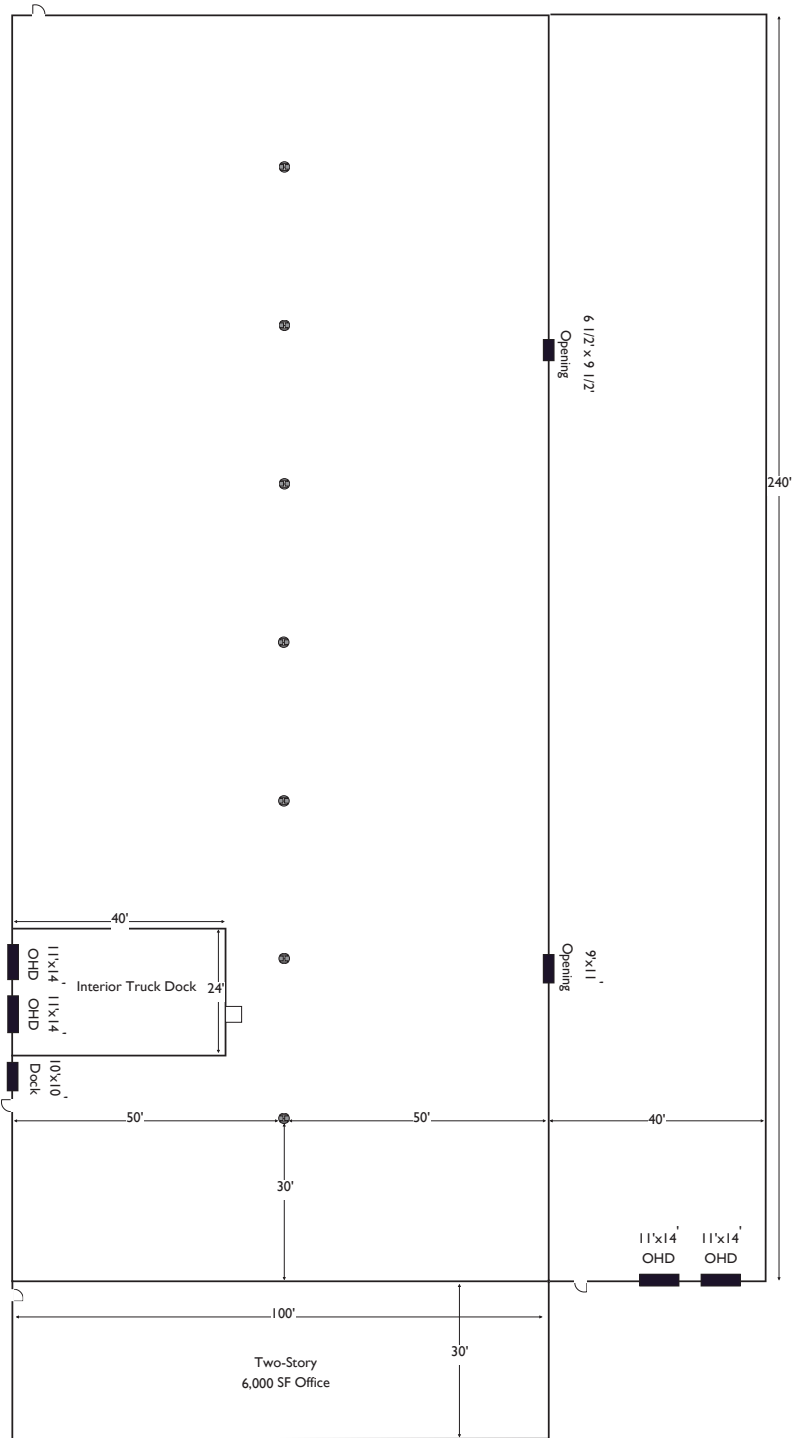
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**Floor Plan**



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