



FOR SALE

5211 HUDSON DRIVE
Hudson, Ohio 44236

39,065 SF SPOTLESS WAREHOUSE WITH OFFICE



- Former Swagelok building
- Additional 9,310 SF of office space on 2nd floor
- Sealed floors & buss bar throughout the main plant
- White walls & deck
- New roof in 2016 | Two new HVAC units in 2017
- Can be bought as investment property with 100% occupancy or retained for an owner user

BRIAN SMITH

Sales Associate
216.525.1476
bsmith@crescorealestate.com

MATTHEW E. BEESLEY

Principal
216.525.1466
mbeesley@crescorealestate.com

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

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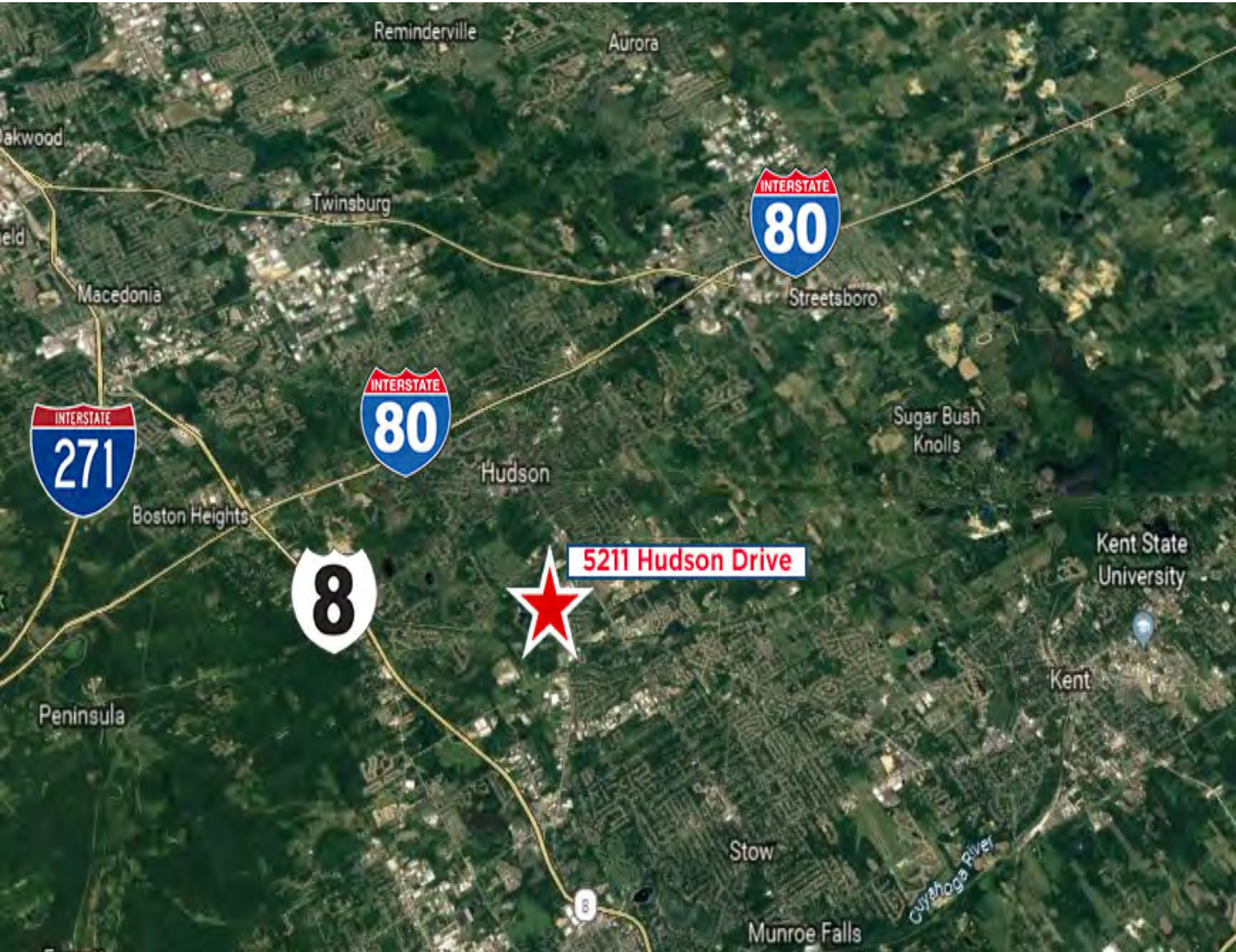
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MAP



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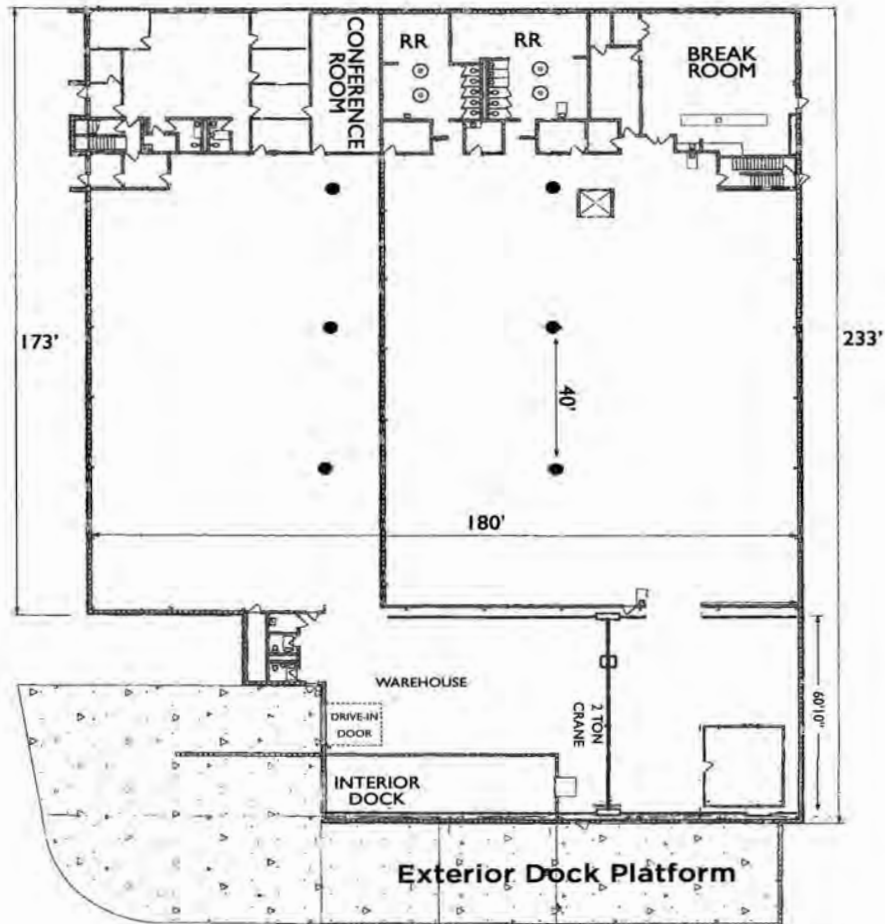
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FLOORPLAN



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PHOTOS



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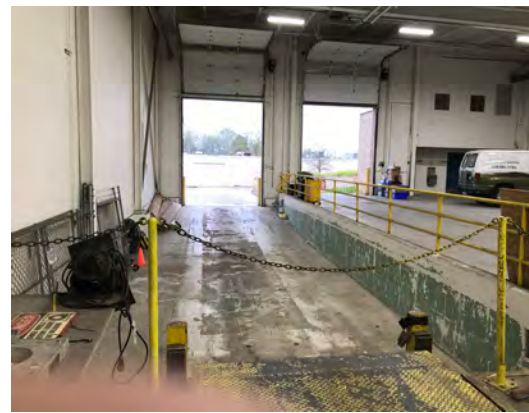
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5211 HUDSON DRIVE
Hudson, OH 44236

County: Summit
Market: SE-Z2
Sub Market: Summit County North/Portage County

Land Size (Acres) 4.55 Acres
Available SF: 39,065 SF
Building SF: 39,065 SF
Industrial SF: 31,565 SF
Office SF: 7,500 SF with additional 9,310 of office space on second floor

Building

Construction Status: Existing
Primary Use: Industrial
Floors: 1
Multi-Tenant: Multi-Tenant
Year Built: 1990
Current Occupancy %: 100.00%
Buildings: 1
ConstructionType: Brick
Exterior Type: Brick
Roof Type: Rubber
Roof Age: 2016
Deck Type: Metal
Floor Type: Concrete
Floor Thickness: 6"
Sprinkler: 100% Wet
Ceiling Ht: 16'
Column Spacing: 40' x 60'

Utilities

Gas: Columbia Gas
Water: City
Sewer: City
Power: 480 v 1600 a 3 p

Site

Land SF: 198,198 SF
Parcel Number: 3009700
Zoning: IND

General Listing/Transaction Information

Asking Price: \$1,700,000.00 \$43.52 Per SF
Min Avail SF: 39,065 SF
Max Contig SF: 39,065 SF
Transaction Type: Sale

Parking

Spaces: 120

Loading & Doors

Int. Docks: 2
Ext. Docks: 1
GL/DID: 1
#DH/Truck-level Doors: 3
Total Doors: 4

Contacts

Listing Broker(s) Brian Smith
 CRESCO Real Estate
 216.525.1476
 bsmith@crescorealestate.com

Matthew Beesley
 CRESCO Real Estate
 216.525.1466
 mbeesley@crescorealestate.com

Comments

Listing Comments: Former Swagelok building with an additional 9,310 SF of second floor office space. 100% HVAC building is in excellent condition. New roof in 2016. Two (2) new HVAC units in 2017. Can be bought an an investment property with 100% occupancy or retained for an owner user.