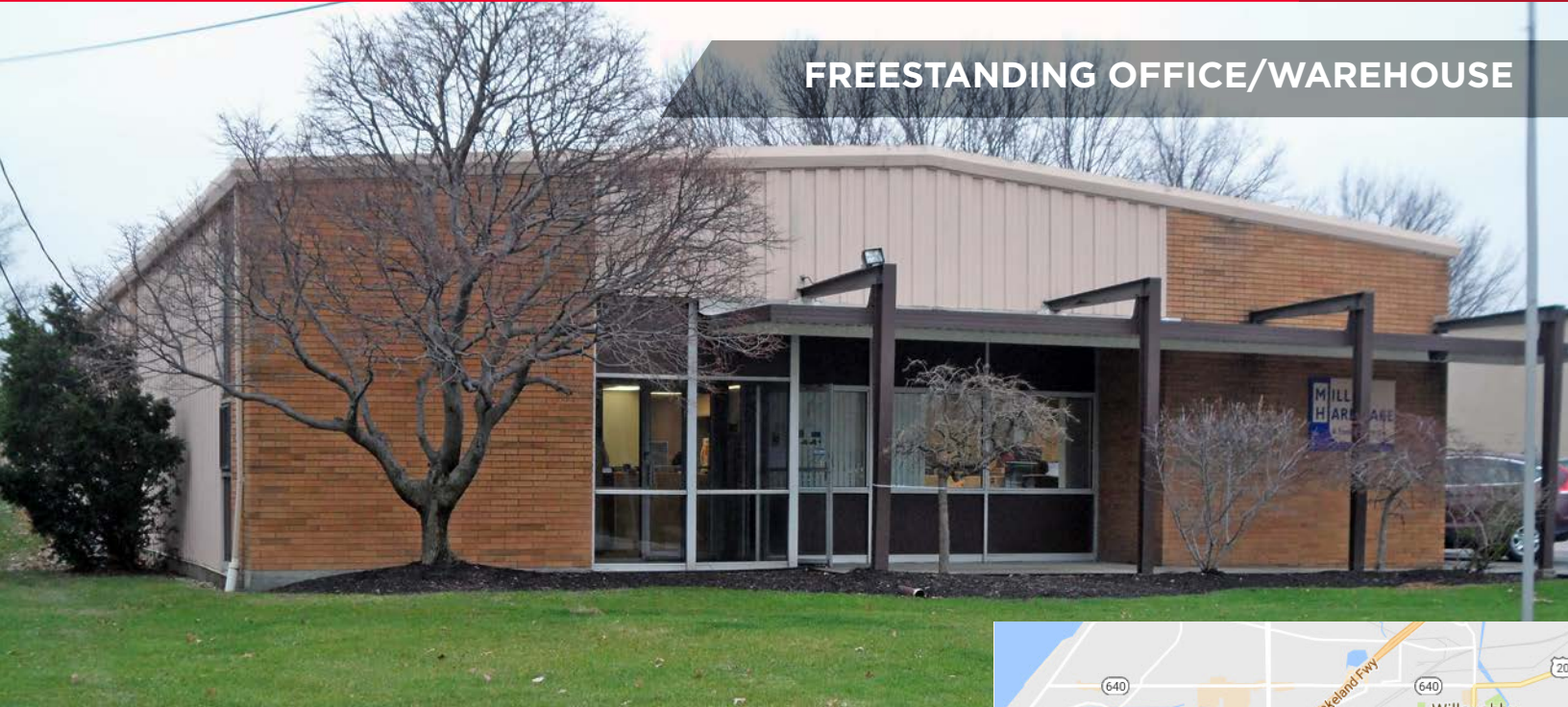


FREESTANDING OFFICE/WAREHOUSE



Easy Access to I-90 & RT 2

Property Specifications

BUILDING SF	13,152 SF
OFFICE SF	1,952 SF
WAREHOUSE SF	11,200 SF
LAND	.85 acres
YEAR BUILT	1969
DRIVE-IN DOORS	Three (3): One (1) 10' x 12' & Two (2) 12' x 12'
DOCKS	One (1)
CEILING HEIGHT	12' - 15'
LIGHTING	Fluorescent
HEAT	Overhead Gas
AIR CONDITIONING	Office

Sale Price: \$594,000.00

Lease Rate: \$5.20/SF NNN

Bob Garber, SIOR

Principal
216.525.1467
bgarber@crescorealestate.com

Simon Caplan, SIOR

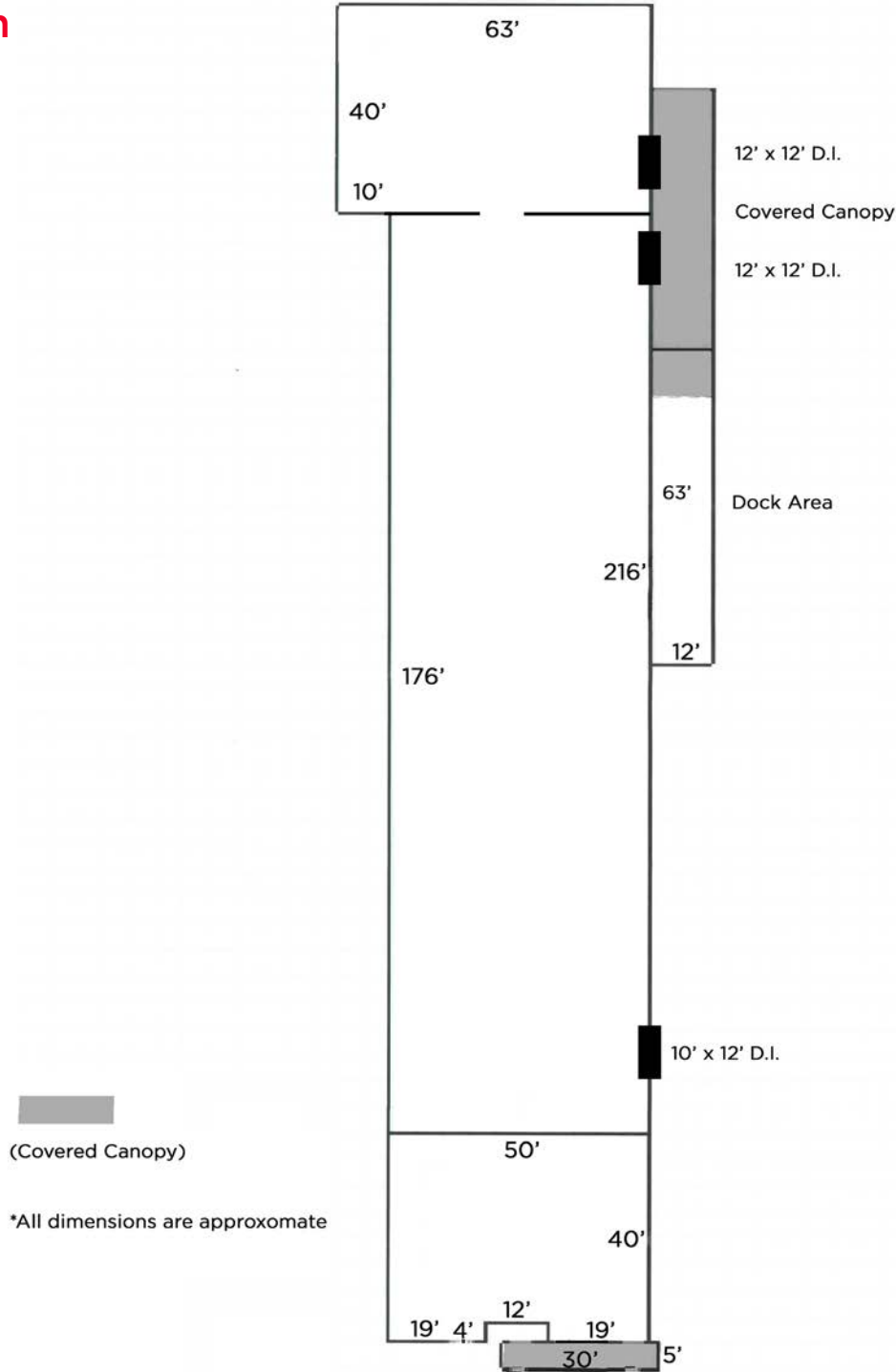
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Floor Plan



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FOR LEASE/SALE

4855 E. 345th Street
Willoughby, Ohio 44094



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Profile 1 of 1

Summary (33906)



MILL HARDWARE SUPPLY

4855 E. 345th Street
Willoughby, OH 44094

County:	Lake
Market:	NE-Z2
Sub Market:	Lake (Mentor)/Ashtabula Counties
Land Size (Acres)	0.85 Acres
Available SF:	13,152 SF
Building SF:	13,152 SF
Industrial SF:	11,200 SF
Office SF:	1,952 SF

Building

Construction Status:	Existing
Primary Use:	FS
Floors:	1
Multi-Tenant:	Single-Tenant
Year Built:	1969
ConstructionType:	Metal/Block
Roof Type:	Metal/Standing Seam
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	No
Heat:	Overhead Gas
AC:	Office
Ceiling Ht:	12' (Min) 15' (Max)

Utilities

Gas:	Dominion
Water:	County
Sewer:	County
Power:	220 v 400 a 1 p
Power Supplier:	Illuminating Company
Utilities Comments:	* Also 400A/220V/3PH which is currently disconnected

Site

Land SF:	37,026 SF
Parcel Number:	27-A-012-A00-003-0
Zoning:	L-1

Crane

# Cranes:	0
Capacity Tons (Min)	0
Capacity Tons (Max)	0
Crane Comments:	Crane Capacity: Crane Clear Height:

General Listing/Transaction Information

Asking Price:	\$594,000.00 \$45.16 Per SF
Asking Rate:	\$5.20 NNN Per Year
Transaction Type:	Lease/Sale
Total Additional Rent:	\$1.34
Vacancy Type:	Direct

Parking

Loading & Doors

# GL/DID:	3
GL/DID Dim. (H x W)	(1) 10'x12' (2) 12'x12'
#DH/Truck-level Doors:	1
Total Doors:	4
Loading & Doors Comments:	*One exterior dock platform with loading from the drive-in door.

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crecorealestate.com Simon Caplan, SIOR CRESCO Real Estate 216.525.1472 scaplan@crecorealestate.com
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Comments

Listing Comments: Freestanding office/warehouse facility close to I-90 & Route 2. Covered canopy over dock & drive-in doors. Buss duct in parts of warehouse area.