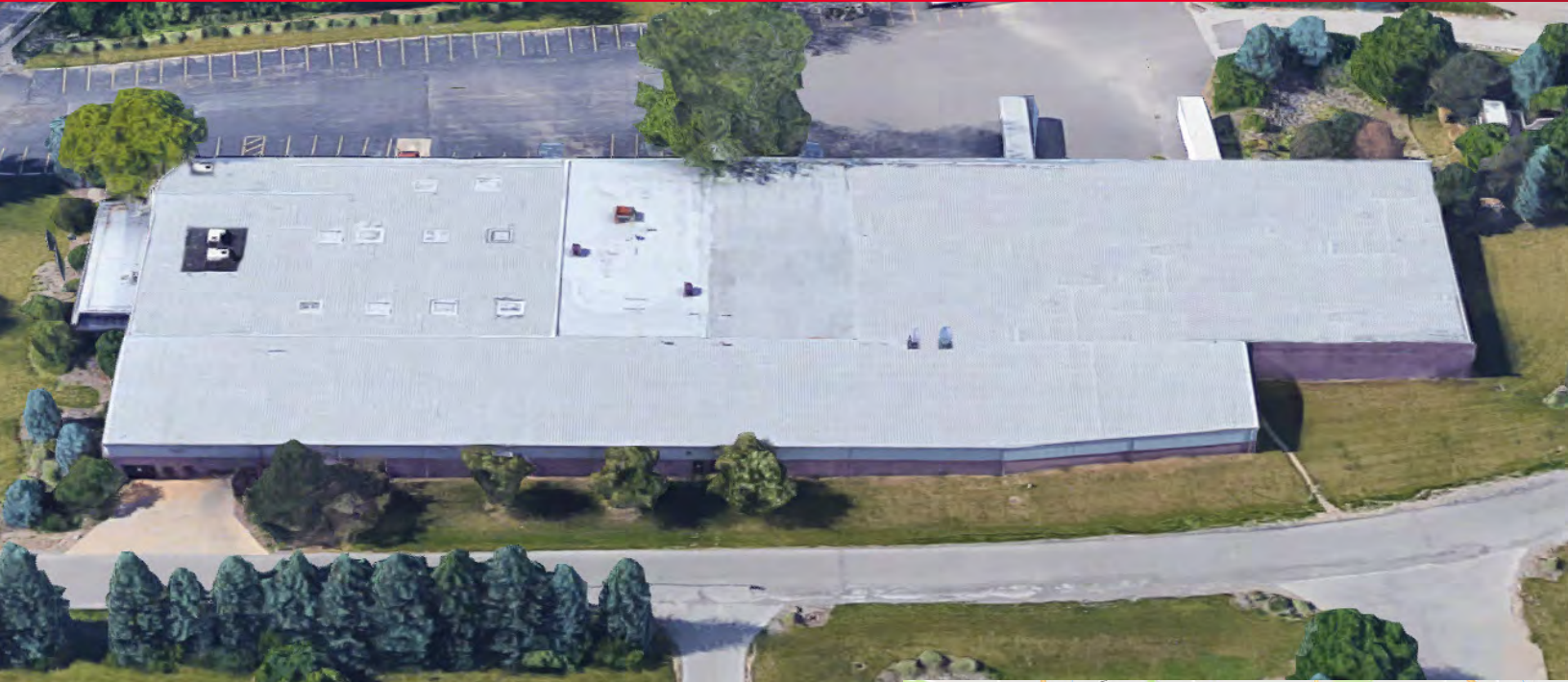




FOR SALE OR LEASE

5369 Hudson Drive
Hudson, Ohio 44236



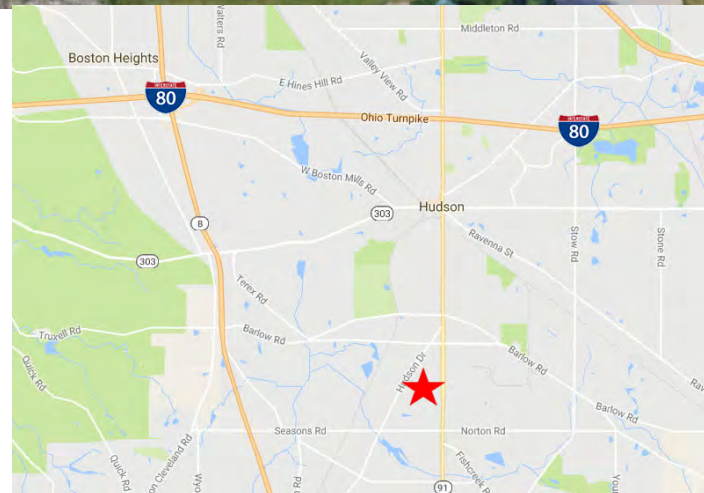
FREESTANDING LIGHT INDUSTRIAL

Property Specifications:

Land:	5.6 Acres
Total Building:	65,000 SF
Warehouse:	59,800 SF
Office:	5,200 SF
Year Constructed:	1985 1997
Docks:	Seven (7) (5 with levelers)
Drive-Ins:	Three (3)
Ceiling Height:	17'
Lighting:	Various
Construction:	Block w/Metal Canopy
Roof:	Built-up Metal
Air Conditioning:	HVAC-Office
Parking:	Paved Asphalt
Power:	1200A/480V/3PH

Matthew Beesley, SIOR

Principal
216.525.1466
mbeesley@crescorealestate.com



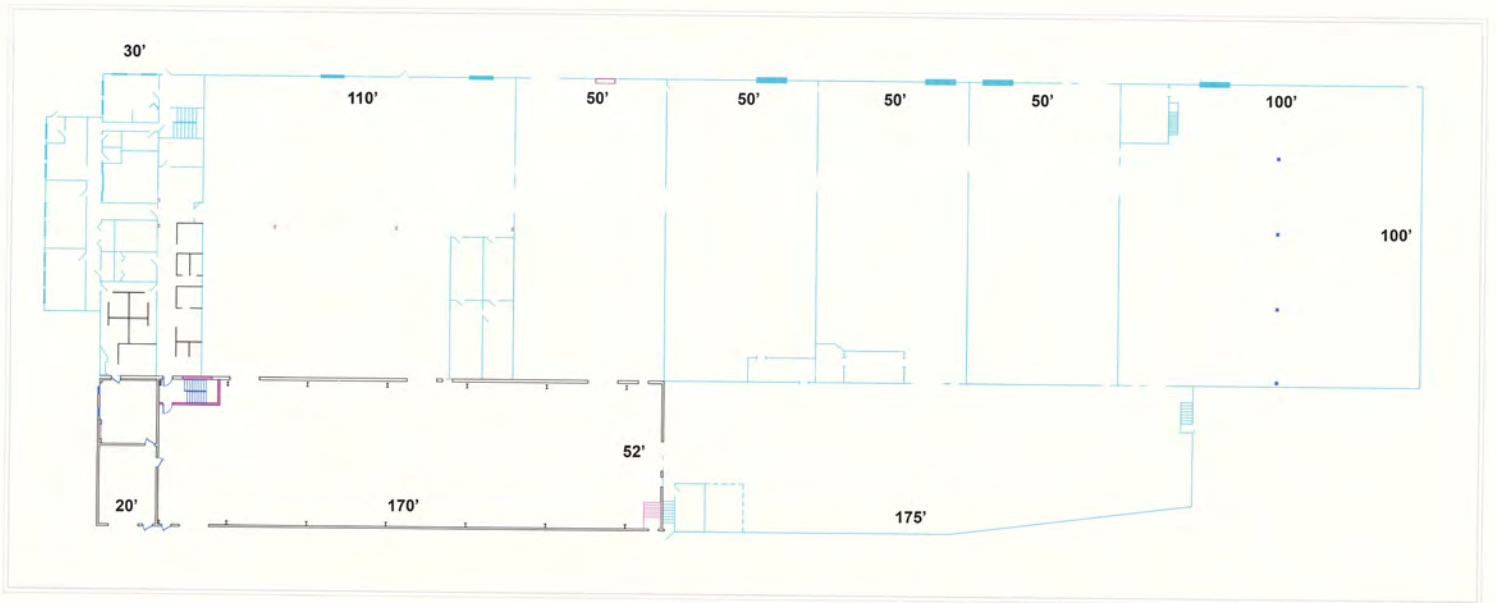
- **BUILDING IN EXCELLENT CONDITION**
- **EASY ACCESS TO SR8 & SEASONS RD. OR SR8 & SR303 INTERCHANGES**

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

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Floor Plan



* All dimensions are approximate

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Aerial Map



*Future lot - approximate dimensions

Hudson Neighbors Include:

- Summa Health & Wellness Center
- Jo-Ann Stores
- Little Tikes
- Allstate Insurance
- Catastrophe Management
- Kobelco Stewart Bolling
- Meyer DC
- Gemco Medical
- Universal Screen Arts
- Wolters Kluwer

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Summary (33756)



5369 HUDSON DRIVE

5369 Hudson Drive
Hudson, OH 44236

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	5.6 Acres
Available SF:	65,000 SF
Building SF:	65,000 SF
Industrial SF:	59,800 SF
Office SF:	5,200 SF

Building

Construction Status:	Existing
Primary Use:	Light Industrial
Multi-Tenant:	Single-Tenant
Year Built:	1985
Year Refurbished	1997
ConstructionType:	Brick
Roof Type:	Built up and Metal
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Various
Sprinkler:	No
Heat:	Gas/Forced Air
AC:	HVAC-Office
Ceiling Ht:	17' (Min)

General Listing/Transaction Information

Asking Price:	\$2,100,000.00 \$32.31 Per SF
Asking Rate:	\$3.75 NNN Per Year
Transaction Type:	Lease/Sale
Total Additional Rent:	\$1.60
Vacancy Type:	Direct

Parking

Loading & Doors

# Ext. Docks:	7
# Ext. Levelers:	5
# GL/DID:	3
Total Doors:	3

Contacts

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

Gas:	Dominion
Water:	Well
Sewer:	City
Power:	480 v 1200 a 3 p
Power Supplier:	HPP

Site

Land SF:	243,936 SF
Parcel Number:	30-09423
Zoning:	Industrial
Land Condition:	Excellent

Crane

Comments