

FOR SALE OR LEASE

669 Sugar Lane

Elyria, OHIO 44035

Pristine Industrial Complex

136,920 SF

Divisible to 44,296 SF



Offering Highlights

- Total complex 136,920 SF on 5.61 acres
- Office - 12,335 SF
- Divisible to 44,296 SF
- Constructed in 1991 and 2006
- 170 car parking
- Docks and drive-in doors
- Close to restaurants, retail and hospitality
- Easy access to Route 10, I-480 and I-80 (The Ohio Turnpike)
- Excellent visibility from Route 57
- Well maintained
- 17' 10" to 21' ceilings

JOSEPH V. BARNA, SIOR

Principal
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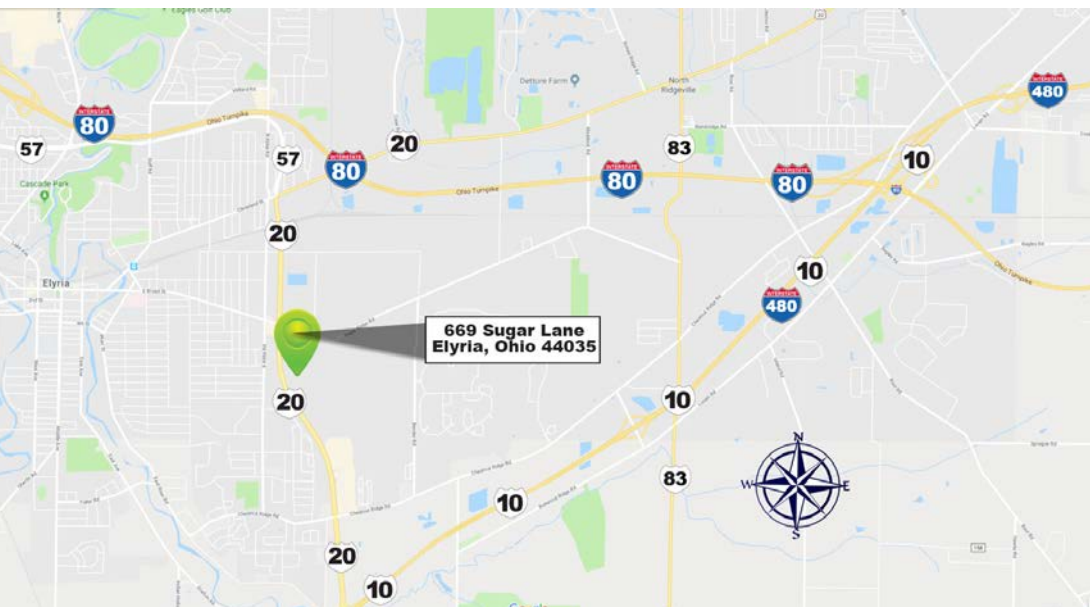
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Property Specifications



TOTAL SF	136,920 SF (divisible to 44,296 SF)
OFFICE SF	12,335 SF
WAREHOUSE SF	124,570 SF
LAND	5.61 acres
CONSTRUCTED	1999 and 2006
CONSTRUCTION	Masonry/Metal/Steel
CEILING HEIGHT	17'6" to 20'8" (north warehouse) 17'10" to 21' (south warehouse)
SPRINKLER	100% wet
ROOF	Standing seam
DRIVE-IN DOORS	Four (4)
DOCKS	Five (5) (additional to suit)
LIGHTING	Fluorescent
HEAT	Gas Radiant Tube
POWER	800A / 480V / 3P
PARKING	170 car parking



LEASE RATE

\$3.80/SF NNN

Estimated expenses \$1.15/SF

SALE PRICE

\$5,340,000.00 (\$39.00/SF)

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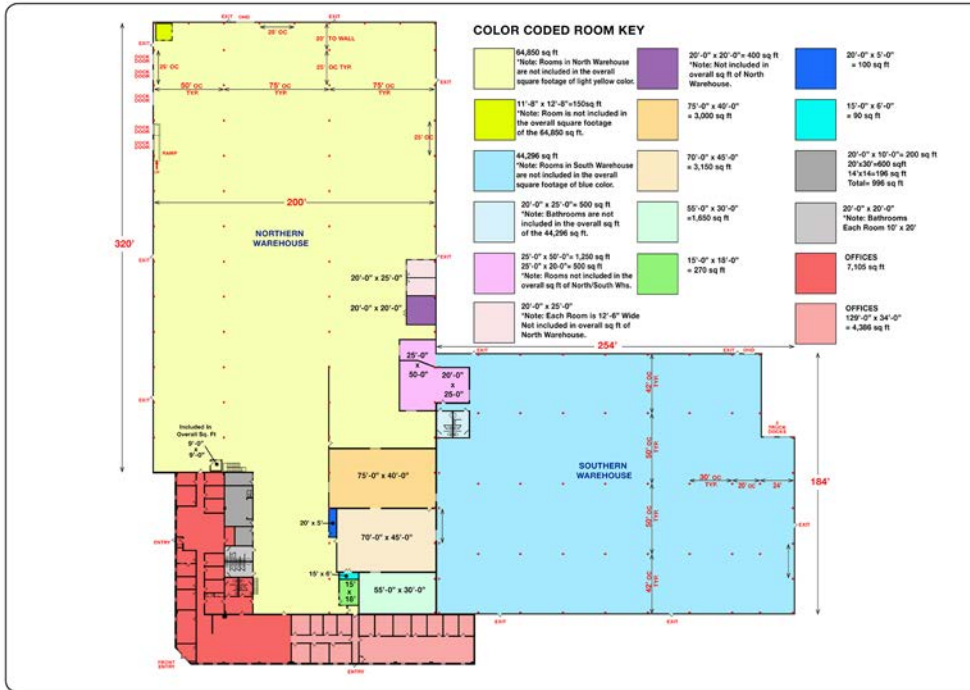
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Floorplan



BUILDING PLAN COLOR CODED

669 Sugar Lane Bldg. - Elyria, Oh. 44037

BP.2



BUILDING PLAN & PICTURES

669 Sugar Lane Bldg. - Elyria, Oh. 44037

BP.1

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