



**\$50,000 PRICE REDUCTION!**

### Property Highlights

**FOR SALE: ~~\$545,000~~ \$495,000**

- 14,536 SF
- 4.04 +/- acres in Wadsworth Township
- Zoning I-1 Industrial
- 2 floors of office space, lunch room, meeting rooms, showroom and restroom
- 8-10 exterior docks
- 2 drive in doors
- Power in front of building
  - 480V, 3 phase, 800A
- Power in back of building
  - 480V, 3 phase, 1,600A
- 10'-22' ceilings
- South of Seville Road and West side of Rittman Road with back lot facing SR57



### LISTING AGENTS

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**14,536 SF**



### Key Facts:

- Manufacturing Industrial Space with Offices
- Outdoor Storage
- Roof coated with HYLOAD Elastikote  
- 10 year manufacturer's warranty



*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*