

300 Temple Avenue 14,328± SF Industrial/Manufacturing Building For Sale or For Lease Painesville Township, Ohio 44077 (Lake County)

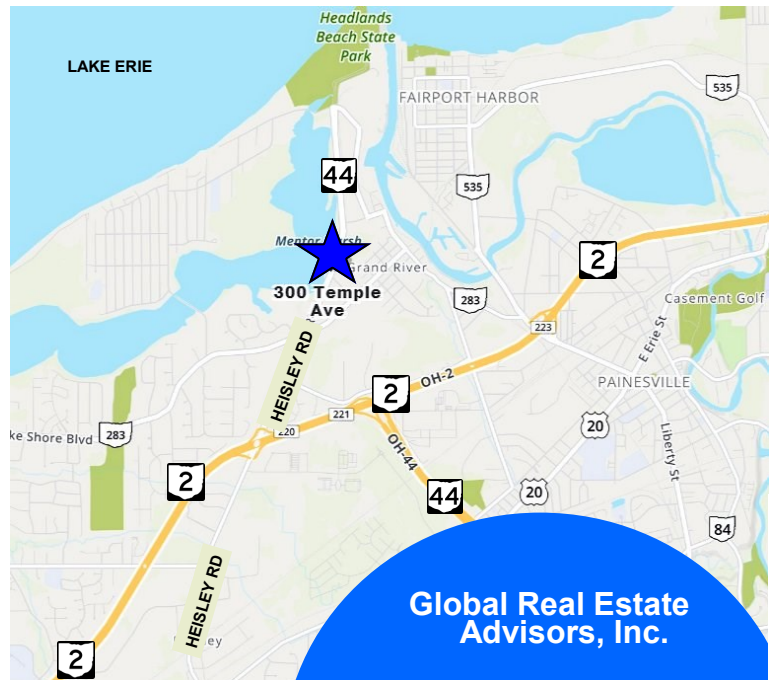


300 Temple Avenue, Painesville Township OH 44077

Property Features:

- 14,328± SF Total Building Size
- 12,728± SF Warehouse/Manufacturing Space
- 1,600± SF Office
- 2.95± Acres
- Fenced in Lot
- Zoned I-1 - Light Industrial
- Floor Drains in Warehouse/Manufacturing Space
- 600 Amp, 3-Phase, 480 Volts
- Radiant Tube Heat
- Metal Halide & Fluorescent Lights
- Five (5) OHD Drive-In Doors (14' x 14')
- Ceiling Gabled Roof with No Columns 18' to 24' High
- Pole Sign
- Corner Lot of Temple Avenue and Heisley Road (SR44), Easy Access to SR 2 and Interstate 90
- Painesville Township - No Local Income Tax
- Available June 1, 2019

Sale Priced at \$830,000.00
Lease Rate \$6.50 psf NNN



Global Real Estate
Advisors, Inc.

Neil Sawicki, SIOR, Broker
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This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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For Additional Information Contact:
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