

140 Blackbrook Road

25,825± SF Manufacturing Facility For Sale/For Lease

Painesville Township, Ohio 44077 (Lake County)

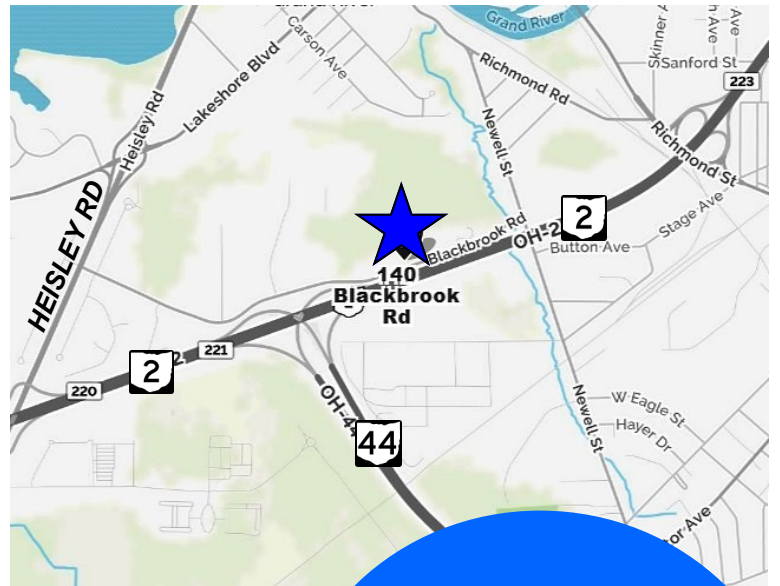
**Price
Reduced**



140 Blackbrook Road, Painesville Township, Painesville, OH 44077

Property Features:

- Building Size: 25,825± SF
- Warehouse Area: 24,926± SF
- Office Area: 900± SF
- Land: 2± Acres
- Frontage on Blackbrook & SR2 - 260± Feet
- Ceiling Height: 20'
- Column Spacing: 103 x 242
- Power: 1200 Volts - 3 Phase 480-240
- Heating: Panelbloc Unit
- Lighting: T-8 Fluorescent
- Sewer: Septic with Tie-In for City Sewer at Street
- Water: City Water
- Truck Docks: Three (3) 10' x 10'
- Drive-In Doors: Two (2) 12' x 12'
- Year Built: 1965
- Construction: Metal
- Access: SR 2 & Heisley Road



Lease Rate \$2.75 psf NNN

For Sale \$825,000.00

www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

440-339-8585 Cell

Neil@GlobalCommercialRE.com



GLOBAL

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.

140 Blackbrook Road

25,825± SF Manufacturing Facility For Sale

Painesville Township, Ohio 44077 (Lake County)



GLOBAL

www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

Global Real Estate
Advisors, Inc.

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

440-339-8585 Cell

Neil@GlobalCommercialRE.com

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

140 Blackbrook Road

25,825± SF Manufacturing Facility For Sale

Painesville Township, Ohio 44077 (Lake County)



www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

Global Real Estate
Advisors, Inc.

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

440-339-8585 Cell

Neil@GlobalCommercialRE.com

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.

140 Blackbrook Road

25,825± SF Manufacturing Facility For Sale

Painesville Township, Ohio 44077 (Lake County)



11-B-064-0-00-071-0
CALENDAR REAL
ESTATE DEVELOPMENT
COMPANY INC

*Parcel Lines are Approximate

11-B-063-0-00-009-0
OHIO DEPARTMENT
OF TRANSPORTATION

11-B-063-0-00-010-0
OHIO DEPARTMENT
OF TRANSPORTATION

11-B-063-0-00-011-0
OHIO DEPARTMENT
OF TRANSPORTATION

11-B-063-0-00-012-0
OHIO DEPARTMENT
OF TRANSPORTATION

DYNES
ALAN
R TR

11-B-064-0-00-042-0

11-B-064-0-00-030-0

DYNES
ALAN
R TR

11-B-064-0-00-075-0
MCGARTNEY
ENTERPRISES
LLC

BLACKBROOK ROAD

2



GLOBAL

www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

Global Real Estate
Advisors, Inc.

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

440-339-8585 Cell

Neil@GlobalCommercialRE.com

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.