

# 211 West Geneva Street

Dunkirk, OH 45836

## Contact Us

Weston Devore

First Vice President

+1 614 406 7133

[nick.tomasone@cbre.com](mailto:nick.tomasone@cbre.com)

Owner-User/Single Tenant Opportunity- ±60,960 SF on ±5.50 Acres Available Now



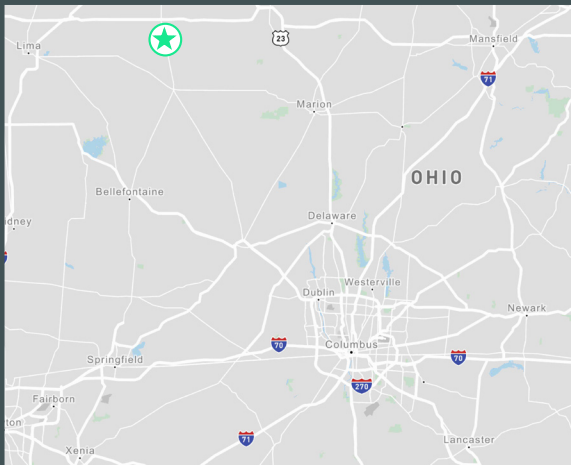
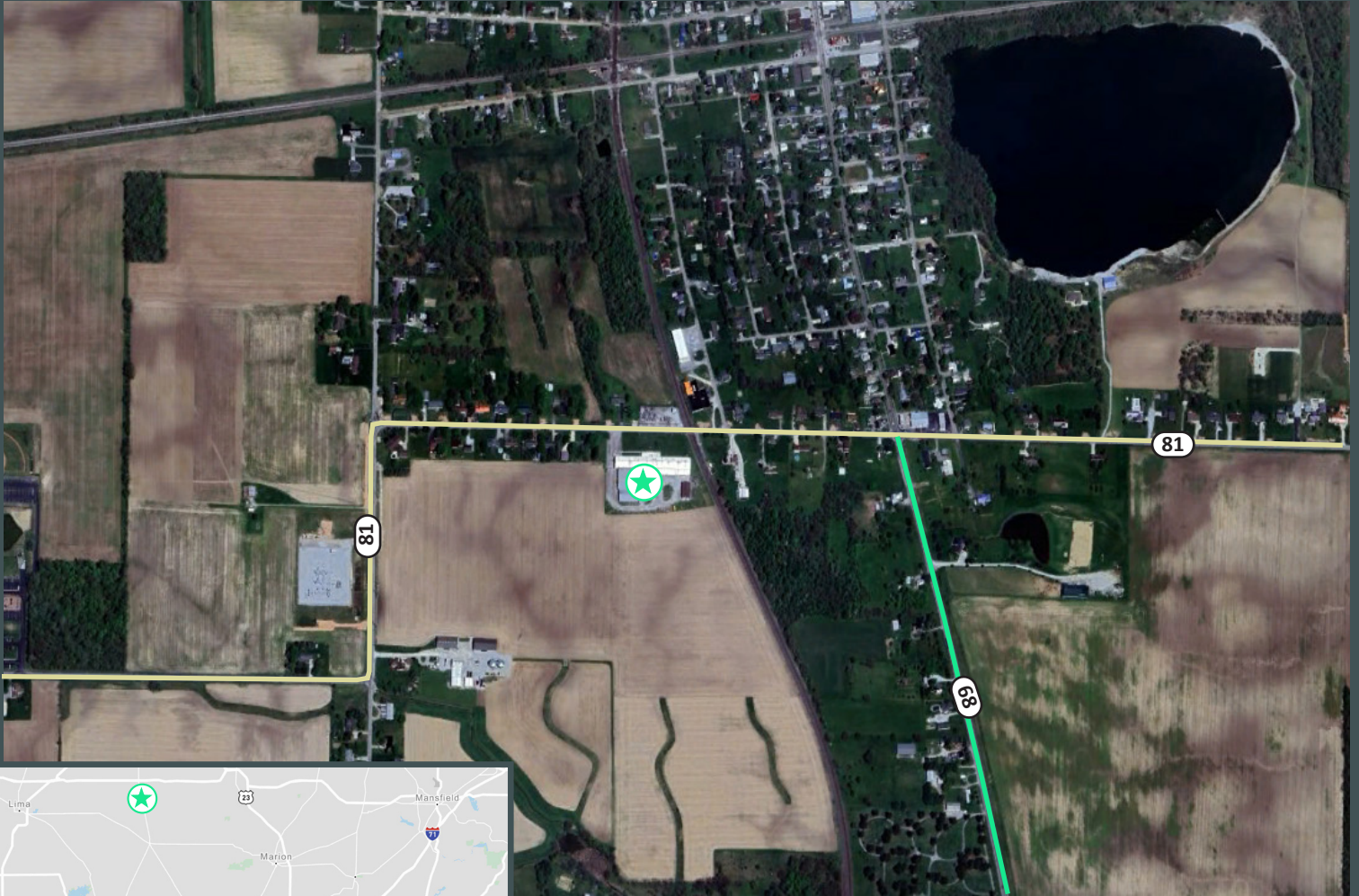


# Building Details

## Key Information

Building Size	60,960 SF
Office	3,000 SF (Heated & Cooled)
Acres	5.50
Clear Height	12'
Column Spacing	Clear Span
Docks	One (1) 8' x 8' dock position with lever and shelter
Drive-in Doors	Two (2) 12' x 14', One (1) 12' x 10'
Year Built	1960

Warehouse Heat	Natural gas warehouse heating
Electrical Service	Ample power for manufacturing/3-phase
Fire Sprinklers	Wet Sprinkler System
Fire Alarm	Yes
Electricity Provider	Mid-Ohio Energy Cooperative
Water Provider	Village of Dunkirk
Sewer Provider	Village of Dunkirk
Asking Sale Price	\$1,200,000
Asking Lease Rate	\$2.25



# Ease of Access

## Ready to Reach Ohio & Beyond

211 West Geneva Street offers a fantastic opportunity with its ample square footage, convenient access, and practical layout. Located in the heart of Dunkirk, this property provides easy access to transportation routes and is ideal for businesses looking for a convenient location with seamless transportation.

### Key Access

US-68	0.30 miles
SR-81	0.20 miles
US-30	4 miles
SR-235	1.0 miles
SR-53	6.5 miles
SR-37	9.6 miles

60,960 SF

Total Availability

3,000 SF

Office Space

±5.50 AC

Acreage

12'

Clear Height





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