



Commercial Offering Memorandum

Commercial Warehouse for Lease Elida, OH



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Commercial | Investment | Industrial | Residential | Multi-Family | Office | Leasing and Management

Commercial Warehouse for Lease

Property Overview

4747 Good Road



Highlights:

- 3800 SF Warehouse Space
- 3000 SF of Updated Office Space
- Private Parking lot
- 36' High Ceilings
- 5 Overhead ground level door
- 2 Docks
- Owner willing to Subdivide

Offering Summary

Property Type	Commercial Warehouse for Lease
Total SF	41,944 SF
Features	Country Setting Close to SR309



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PROPERTY ADDRESS: 4747 Good Road

SQUARE FOOTAGE 41,944 SF

CONSTRUCTION TYPE: N/A

YEAR BUILT:

LATEST ADDITION N/A

BUILDING ZONING: Commercial

LOT SIZE: 18.6 Acres

BUILDING TYPE: N/A

CURRENT TENANTS: N/A

TRAFFIC COUNT/DAY: N/A

ASKING PRICE: \$19,922/Month

PRICE/SF: N/A

POTENTIAL RENT/SF* \$5.50

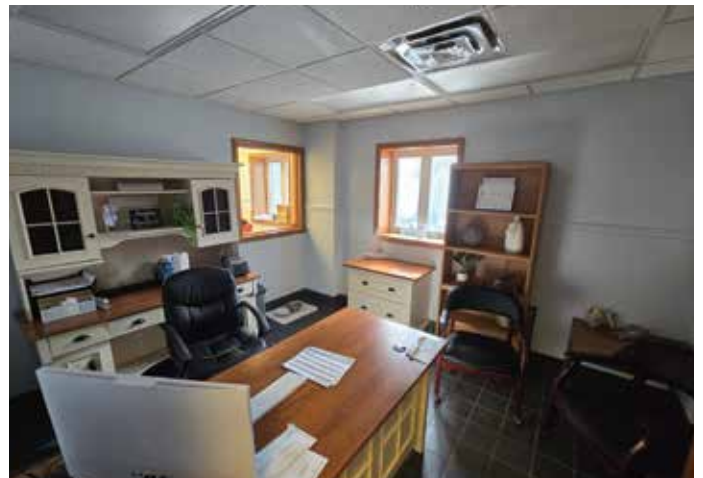
*Potential income figured off area averages in industrial space rent for comparable properties at full occupancy. Figures are estimates only and buyer should do own evaluation on potential returns/income.



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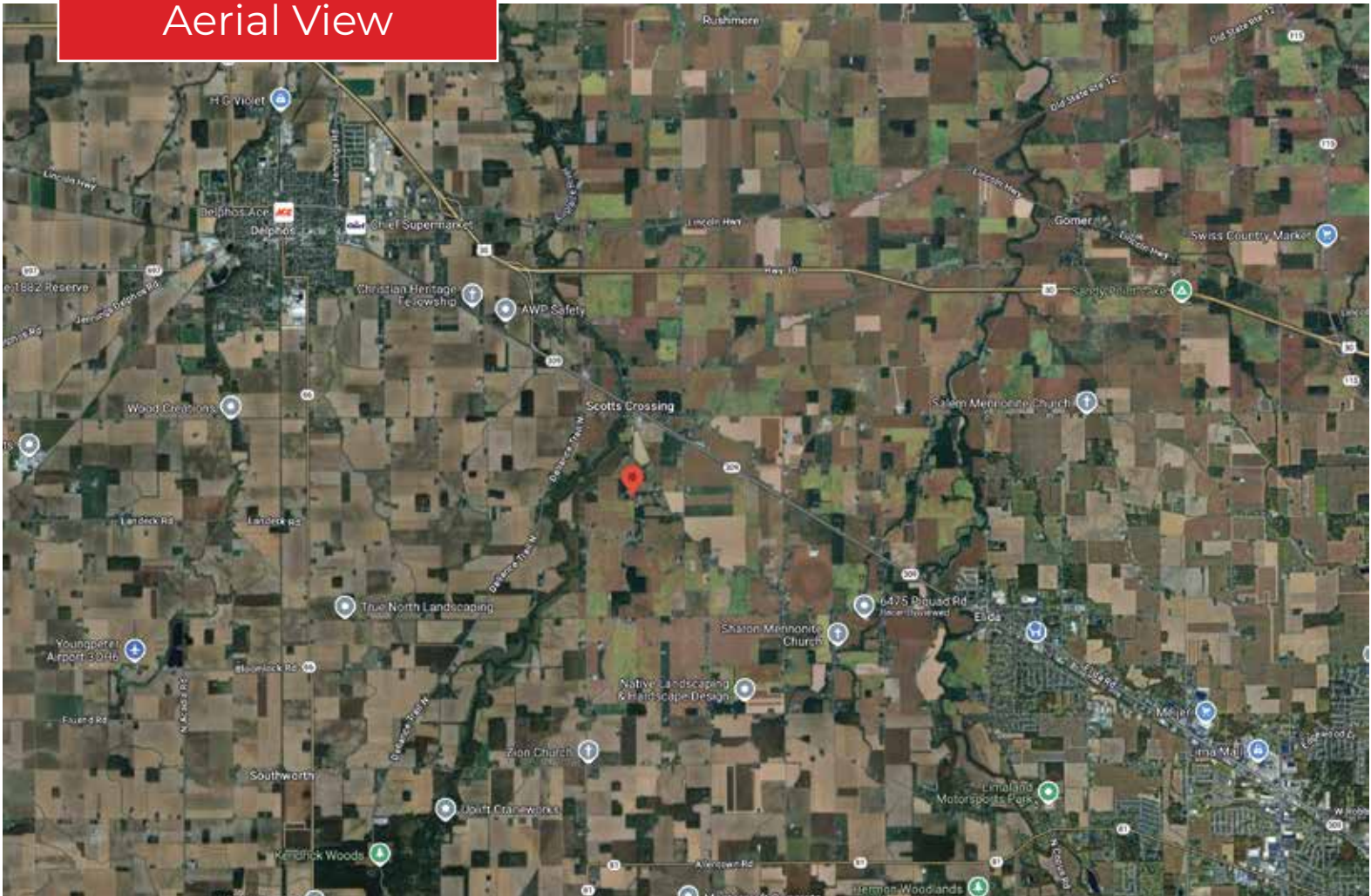
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Location Overview

4747 Good Road



Aerial View



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ABOUT US

TOP COMMERCIAL TEAM IN THE AREA. TOP VOLUME AND TRANSACTIONS

We are dedicated to building long-term relationships with clients and communities by providing a personal connection from the first point of contact onward. Whether you are a new or returning client, you will find yourself treated like family at Hartsock Realty. We are proud to be unique in the real estate industry by building a team that is solely focused on serving our clients by marketing and selling investment grade assets. We use cutting-edge marketing technology and an extensive network of investors to market listings that are both on and off the market.

- *FREE PROPERTY ANALYSIS BY OUR EXPERT TEAM TO HELP YOU SELL YOUR PROPERTY FOR TOP VALUE*
- *PROFESSIONAL MARKETING TEAM TO MAKE YOUR PROPERTY LOOK ITS BEST*
- *CUTTING EDGE TECHNOLOGY USED IN ALL ASPECTS OF OUR BUSINESS: VALUATION, MARKETING AND EXECUTION*

RECENT COMMERCIAL TRANSACTIONS

- ✓ 1840 SQFT. COMMERCIAL OFFICE SPACE
- ✓ 2400 SQFT. COMMERCIAL RETAIL SPACE
- ✓ 1600 SQFT. COMMERCIAL RETAIL SPACE
- ✓ 50,000 SQFT. INDUSTRIAL SPACE
- ✓ 15 ACRES COMMERCIAL LAND
- ✓ 15 UNIT MULTI-FAMILY PACKAGE
- ✓ 23 HOUSE SINGLE FAMILY PACKAGE
- ✓ 5000 SQFT. COMMERCIAL BUILDING
- ✓ 6500 SQFT. COMMERCIAL BUILDING

OUR SPECIALTIES

MULTI-FAMILY PROPERTIES
OFFICES/RETAIL
MULTI-HOME PACKAGES
INDUSTRIAL PROPERTIES
MOBILE HOME PARKS
COMMERCIAL SPACE LEASE-UPS
SINGLE FAMILY RENTALS

