



355 Ledge Rd.

Macedonia, OH

Property Features

- Building Size: 46,671 SF on 20.02 Acres
 - Office Area: 4,049 SF
 - Warehouse Area: 42,622 SF
- Drive-In Doors: Five (5) - 16' x 16'
- Cranes: One - 30 Ton, One - 27 Ton, Two - 25 Ton, One - 15 Ton, One - 10 Ton,
- Heavy 480 Volt Power Distributed Throughout



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355 Ledge Rd.
Macedonia, OH

For Sale/Lease
Office Photos



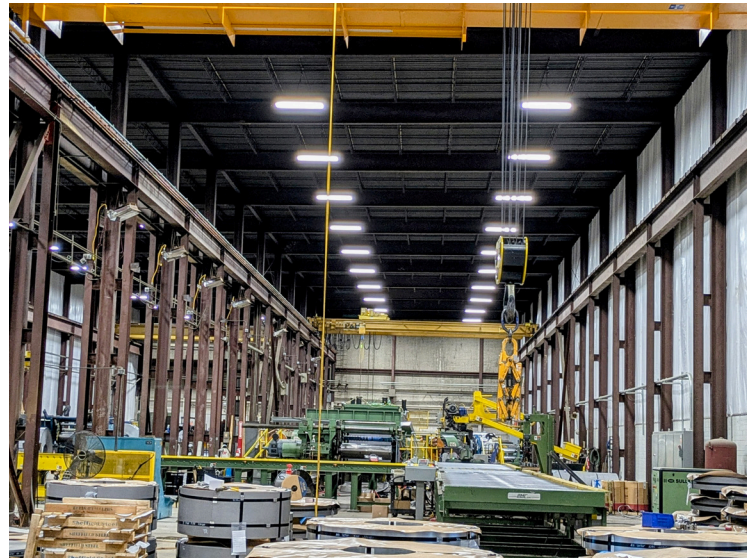
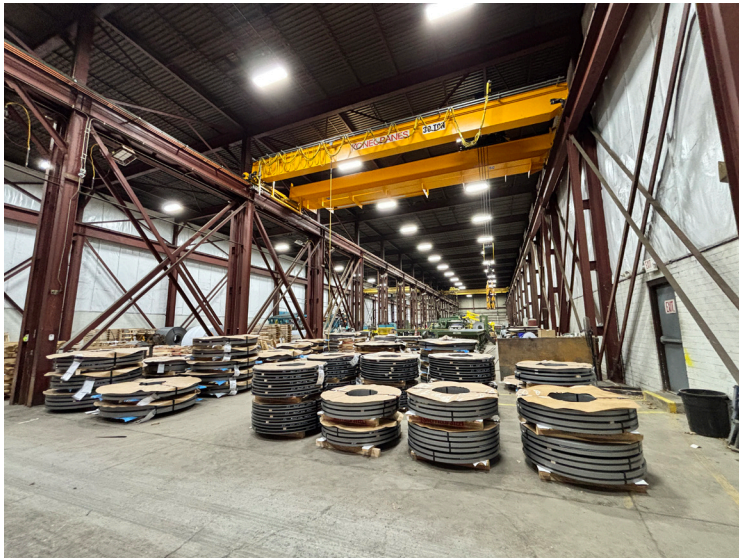
NAIPleasant Valley

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355 Ledge Rd.
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For Sale/Lease
Warehouse Photos

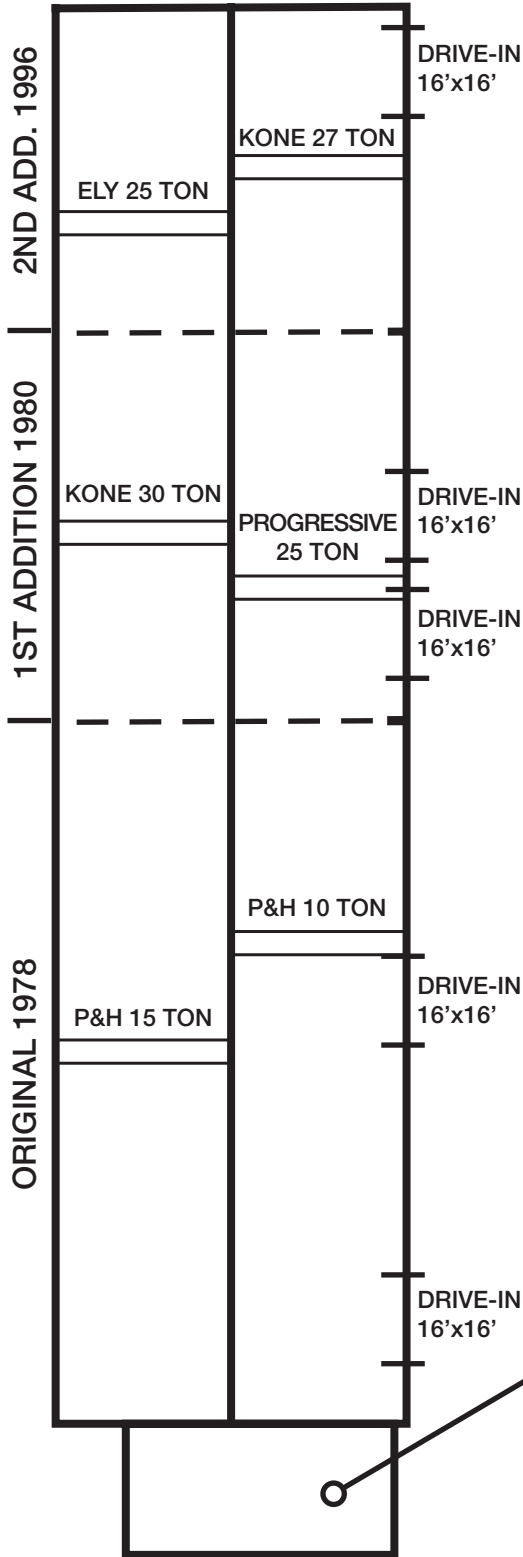


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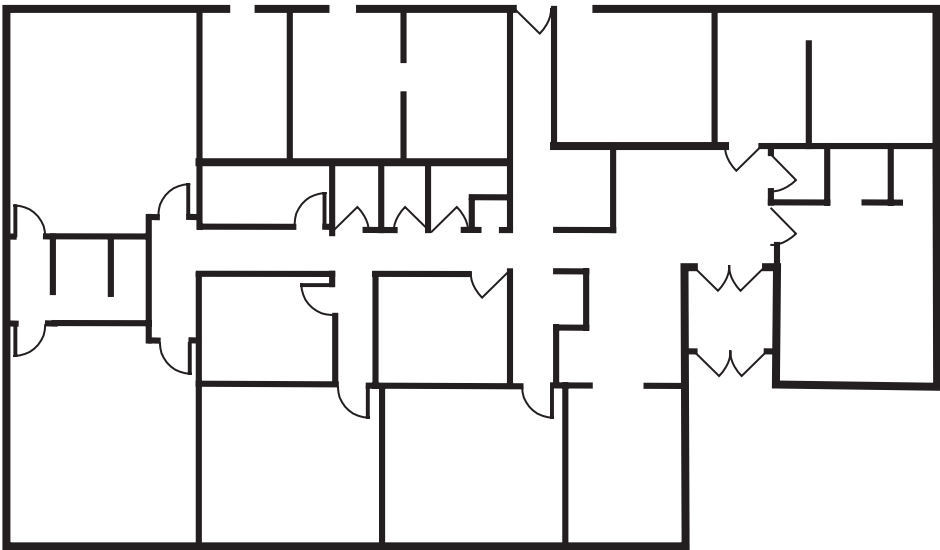
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BUILDING FLOOR PLAN



OFFICE FLOOR PLAN

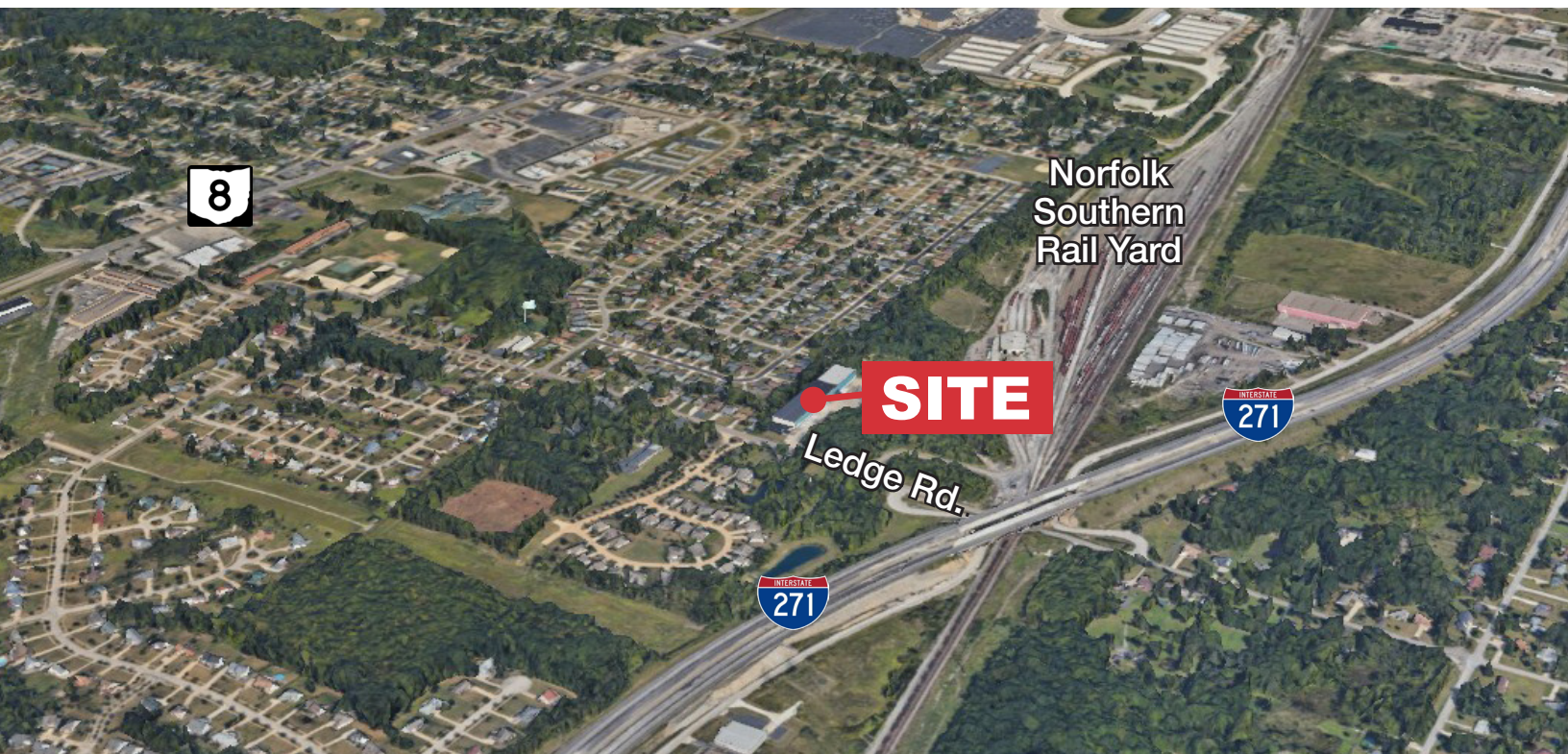
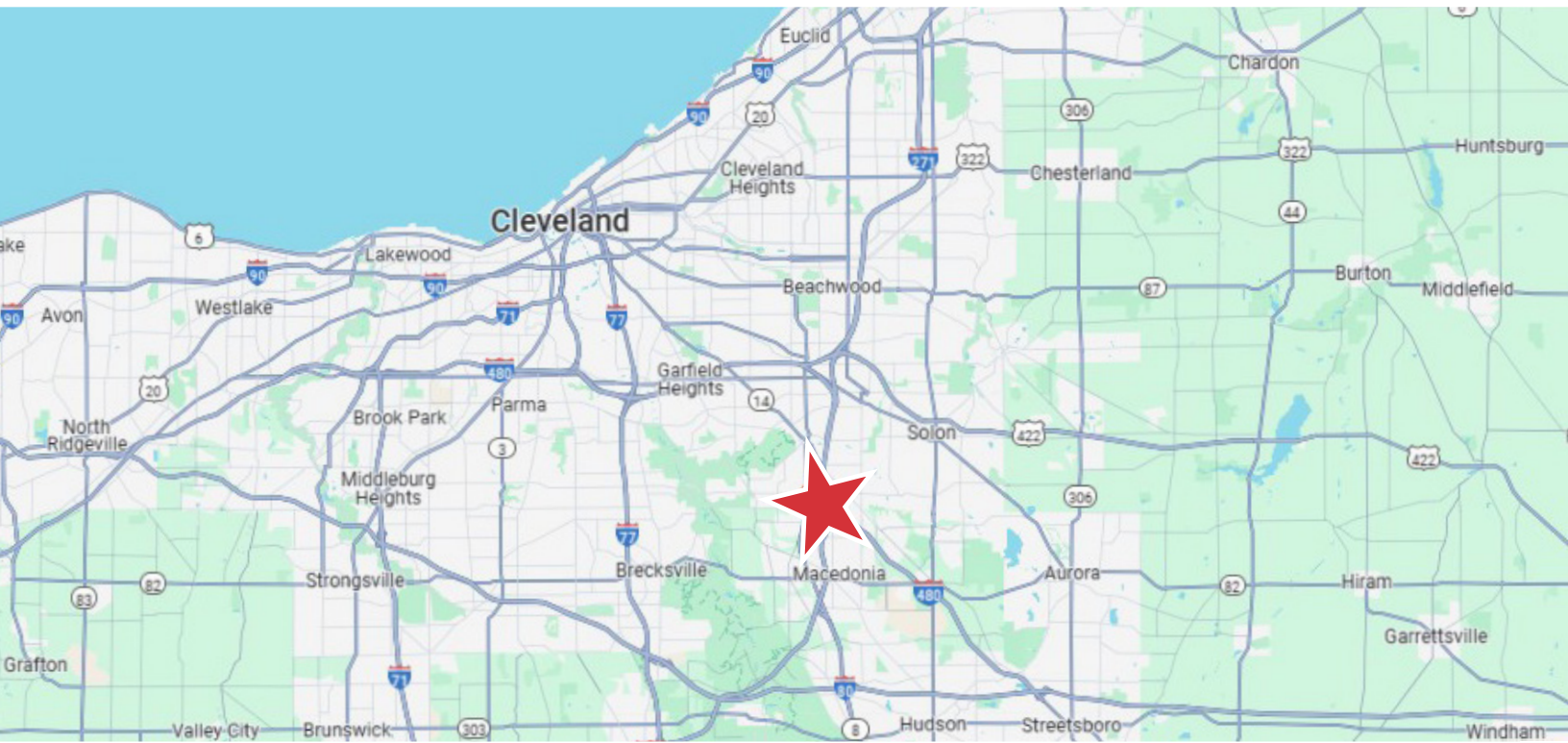


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Maps



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BUILDING INFORMATION SHEET

LOCATION:	355 Ledge Rd, Macedonia, OH 44056
AVAILABLE SPACE:	46,671 SF
WAREHOUSE AREA:	42,622 SF
OFFICE AREA:	4,049 SF
ACRES:	20.02 AC
CONSTRUCTION:	Brick, Block, Metal
ZONING:	G-I General Industrial
CEILING HEIGHT:	21' Under Hook and 35' Clear
DRIVE-IN DOORS:	Five (5)- 16'X16'
PARKING:	Ample
COLUMN SPACING:	20'X41'
HEAT:	Infrared Gas
LIGHTING:	LED
ELECTRIC POWER:	480V/1200Amps/3 Phase
SPRINKLER:	No
CRANES:	1-30 Ton, 1-27 Ton, 2-25 Ton, 1-15 Ton and 1-10 Ton
FLOORS:	8"
PURCHASE PRICE:	\$3,725,000
LEASE RATE:	\$7.95/SF NNN
TAXES:	\$36,366.30
COMMENTS:	Fully Craned warehouse in highly desirable community Within minutes of I-271 and I-480.
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