

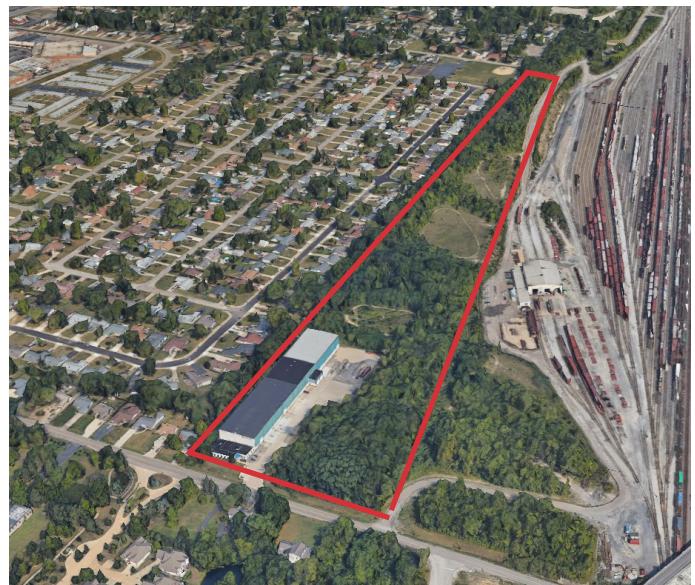


## 355 Ledge Rd.

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



**David Hexter, SIOR**  
216 455 0890  
dhexter@naipvc.com

**Joe Hauman, CCIM**  
440 591 3723  
joe.hauman@naipvc.com

355 Ledge Rd.  
Macedonia, OH

For Sale/Lease  
Office Photos



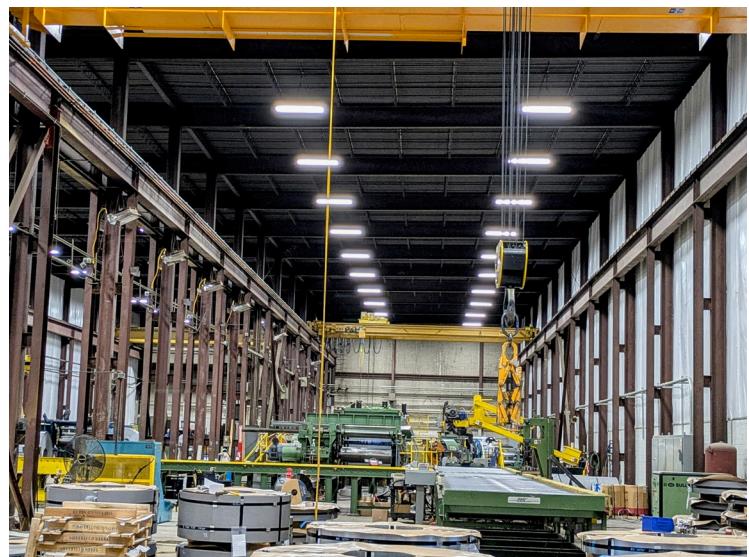
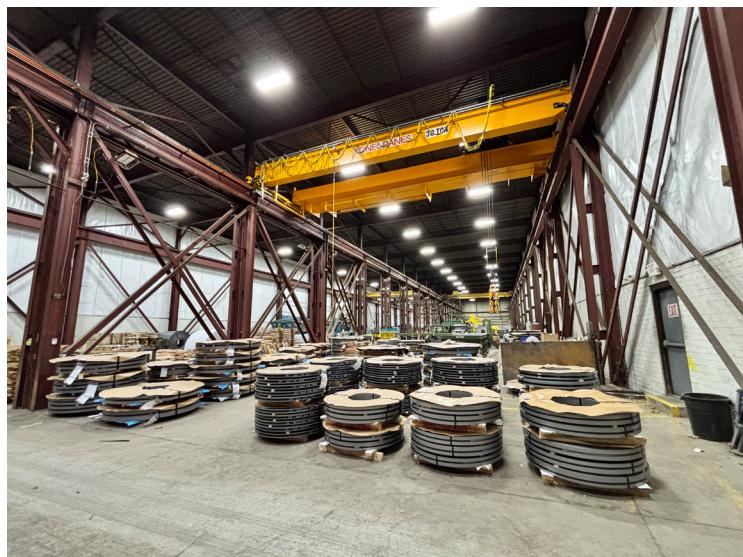
**NAI**Pleasant Valley

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355 Ledge Rd.  
Macedonia, OH

For Sale/Lease  
Warehouse Photos

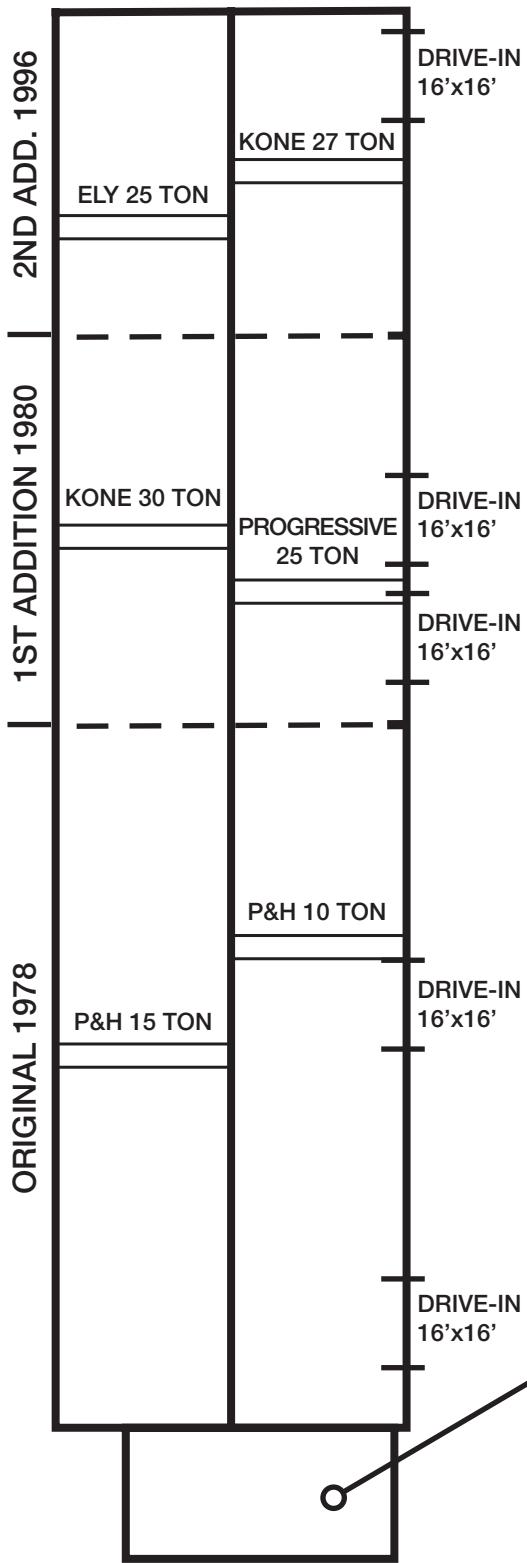


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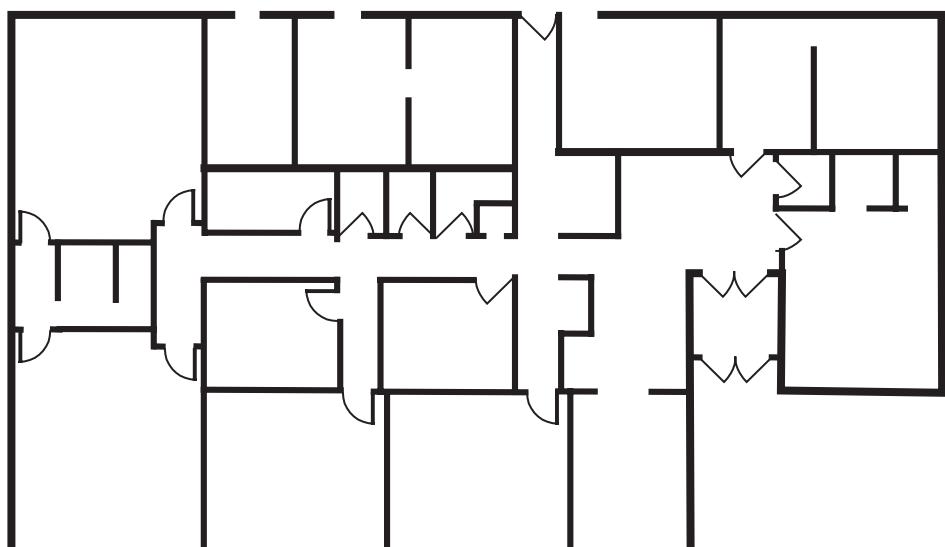
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BUILDING FLOOR PLAN



OFFICE FLOOR PLAN

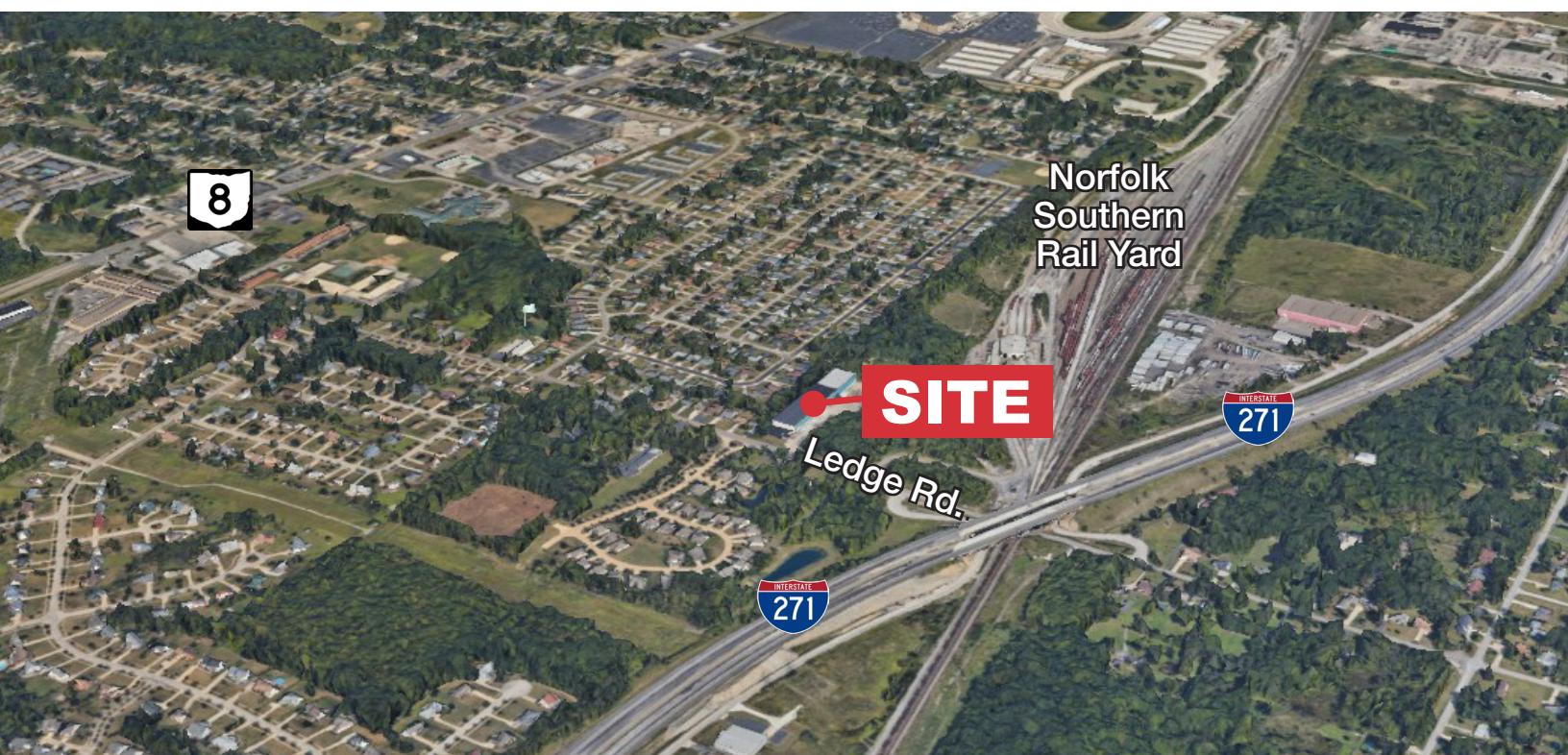
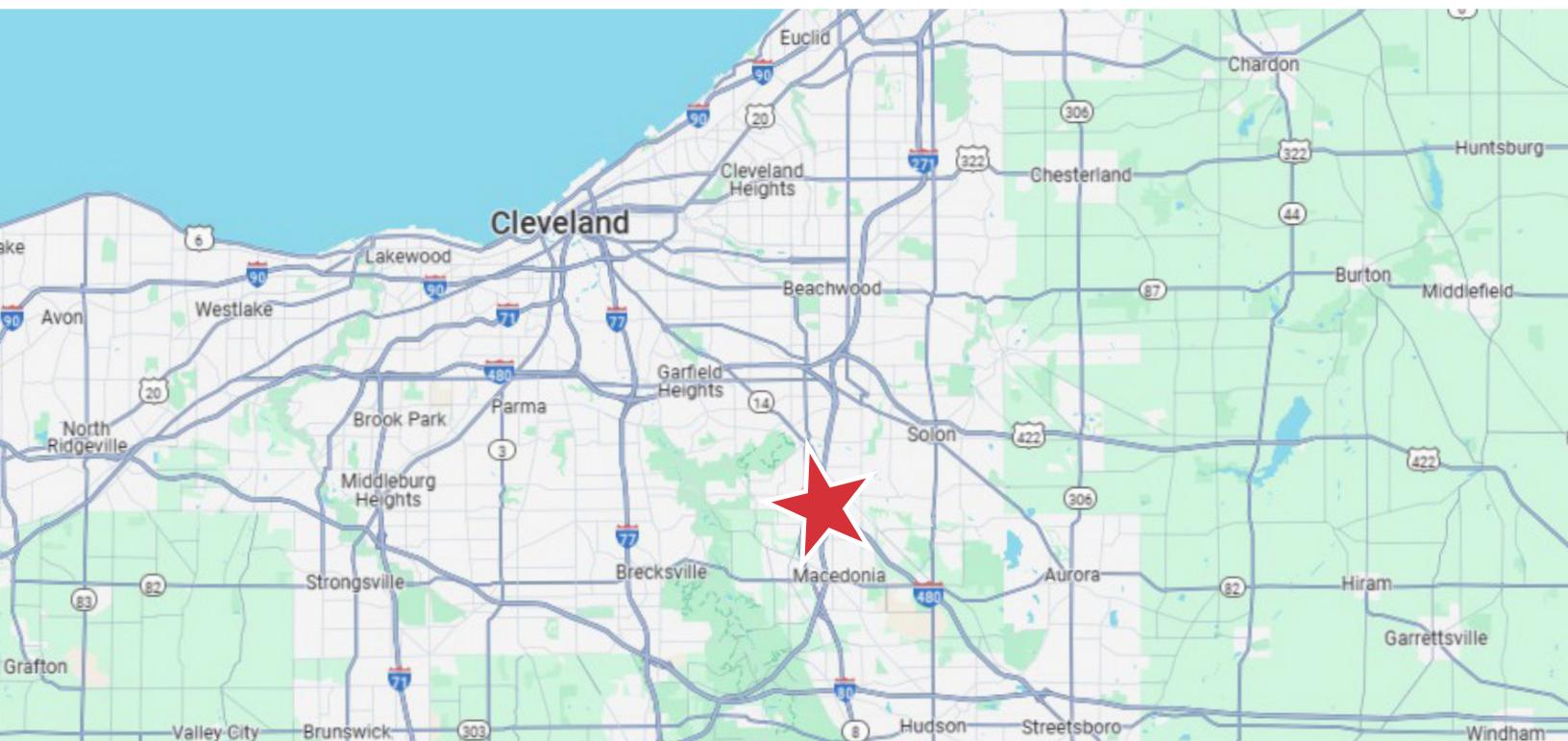


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Maps



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## BUILDING INFORMATION SHEET

<b>LOCATION:</b>	355 Ledge Rd, Macedonia, OH 44056
<b>AVAILABLE SPACE:</b>	46,671 SF
<b>WAREHOUSE AREA:</b>	42,622 SF
<b>OFFICE AREA:</b>	4,049 SF
<b>ACRES:</b>	20.02 AC
<b>CONSTRUCTION:</b>	Brick, Block, Metal
<b>ZONING:</b>	G-I General Industrial
<b>CEILING HEIGHT:</b>	21' Under Hook and 35' Clear
<b>DRIVE-IN DOORS:</b>	Five (5)- 16'X16'
<b>PARKING:</b>	Ample
<b>COLUMN SPACING:</b>	20'X41'
<b>HEAT:</b>	Infrared Gas
<b>LIGHTING:</b>	LED
<b>ELECTRIC POWER:</b>	480V/1200Amps/3 Phase
<b>SPRINKLER:</b>	No
<b>CRANES:</b>	1-30 Ton, 1-27 Ton, 2-25 Ton, 1-15 Ton and 1-10 Ton
<b>FLOORS:</b>	8"
<b>PURCHASE PRICE:</b>	\$3,725,000
<b>LEASE RATE:</b>	\$7.95/SF NNN
<b>TAXES:</b>	\$36,366.30
<b>COMMENTS:</b>	Fully Craned warehouse in highly desirable community Within minutes of I-271 and I-480.
<b>CONTACT:</b>	David R. Hexter, SIOR / 216.455.0890 / <a href="mailto:dhexter@naipvc.com">dhexter@naipvc.com</a> Joe Hauman, CCIM / 440.591.3723/ <a href="mailto:joe.hauman@naipvc.com">joe.hauman@naipvc.com</a>

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