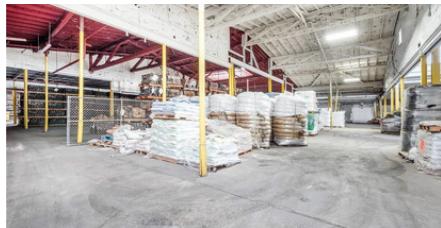




Lepi & Associates
Real Estate Services

FOR SALE



1101 WOODLAWN AVENUE CAMBRIDGE

PROPERTY DETAILS



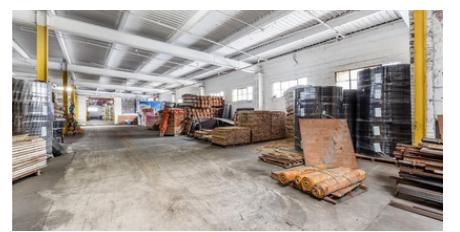
BUILT IN 1947



69,513 +/- SQ FT



4.11 ACRES



BLEPI@LEPIREALESTATE.COM
WWW.LEPIREALESTATE.COM



ROBERTA LEPI
BROKER, REALTOR, G.R.I.
740-891-1068

Attention Investors!

WAREHOUSE SPACE WITH LONG TERM TENANTS AVAILABLE FOR PURCHASE IN GUERNSEY COUNTY, CAMBRIDGE OHIO. CLOSE VICINITY TO I-70 INTERSTATE. WAREHOUSE IS APPROXIMATELY 69,513 SQ. FT AND INCLUDES AMPLE OFFICE AREA WITH 3 LOADING DOCKS, SEVERAL OVERHEAD DOORS, AND TOTAL ACREAGE BEING APPROXIMATELY 4 ACRES M/L WITH PLENTY OF ROOM FOR PARKING AND LAYDOWN AREA.

\$1,750,000



Lease Details

DETROIT DIESEL:

- LONGTERM TENANT
- OCCUPIES APPROX 42,000 SQ FT
- \$6352/MONTH BASE RENT
- NNN LEASE
- TAXES: \$1,145.38/MONTH
- INSURANCE: \$195.76/MONTH
- LEASE EXPIRES 12-31-28

FIRELAND SUPPLY:

- OCCUPIES 10,000 SQ FT
- \$4867/MONTH BASE RENT
- TAXES: \$230/MONTH
- INSURANCE: \$30.45/MONTH
- NNN LEASE
- LEASE DUE FOR RENEWAL 3/31/26
- SMALL OFFICE AREA INCLUDED
- APPROX $\frac{1}{3}$ ACRE SITE INCLUDED



ADDITIONAL AVAILABLE SQ. FT:

APPROXIMATELY 11,000 REMAINS OF OFFICE/WAREHOUSE SPACE THAT IS CURRENTLY VACANT OR BEING USED FOR CHARITABLE PURPOSES. IT COULD BE AVAILABLE FOR OWNER/USER.

Additional Details

- TENANTS ARE INVOICED FOR UTILITY USAGE MONTHLY. OWNER CURRENTLY PAYS GAS SERVICE FOR THE VACANT OFFICE AREA. THIS IS THE ONLY AREA THAT HAS GAS SERVICE.
- MULTIPLE DRIVE IN DOORS
- 3 LOADING DOCKS
- FENCED AND GATED LOT THAT IS GRAVELED. ADDITIONAL STORAGE AREA OUTSIDE OF FENCED LOT.
- RAILWAY AT REAR OF PROPERTY (NO SPUR)
- THERE ARE 3 ELECTRIC METERS IN THE BUILDING- 3 PHASE, 480 VOLT ELECTRIC
- WAREHOUSE AREA IS UNHEATED. OFFICE AREAS ARE HEATED.
- PUBLIC WATER & SEWER
- AE FLOOD ZONE- BUYER TO DETERMINE IF ANY INSURANCE IS REQUIRED. THE EXISTING OWNER DOES NOT PAY ANY FLOOD INSURANCE.
- LOCATED IN CAMBRIDGE CITY LIMITS
- ZONED COMMUNITY INDUSTRIAL DISTRICT
- TENANTS ARE RESPONSIBLE FOR INTERIOR AND EXTERIOR MAINTENANCE AND OWNER IS RESPONSIBLE FOR ROOF. COPIES OF LEASES ARE AVAILABLE WITH SIGNED NDA.

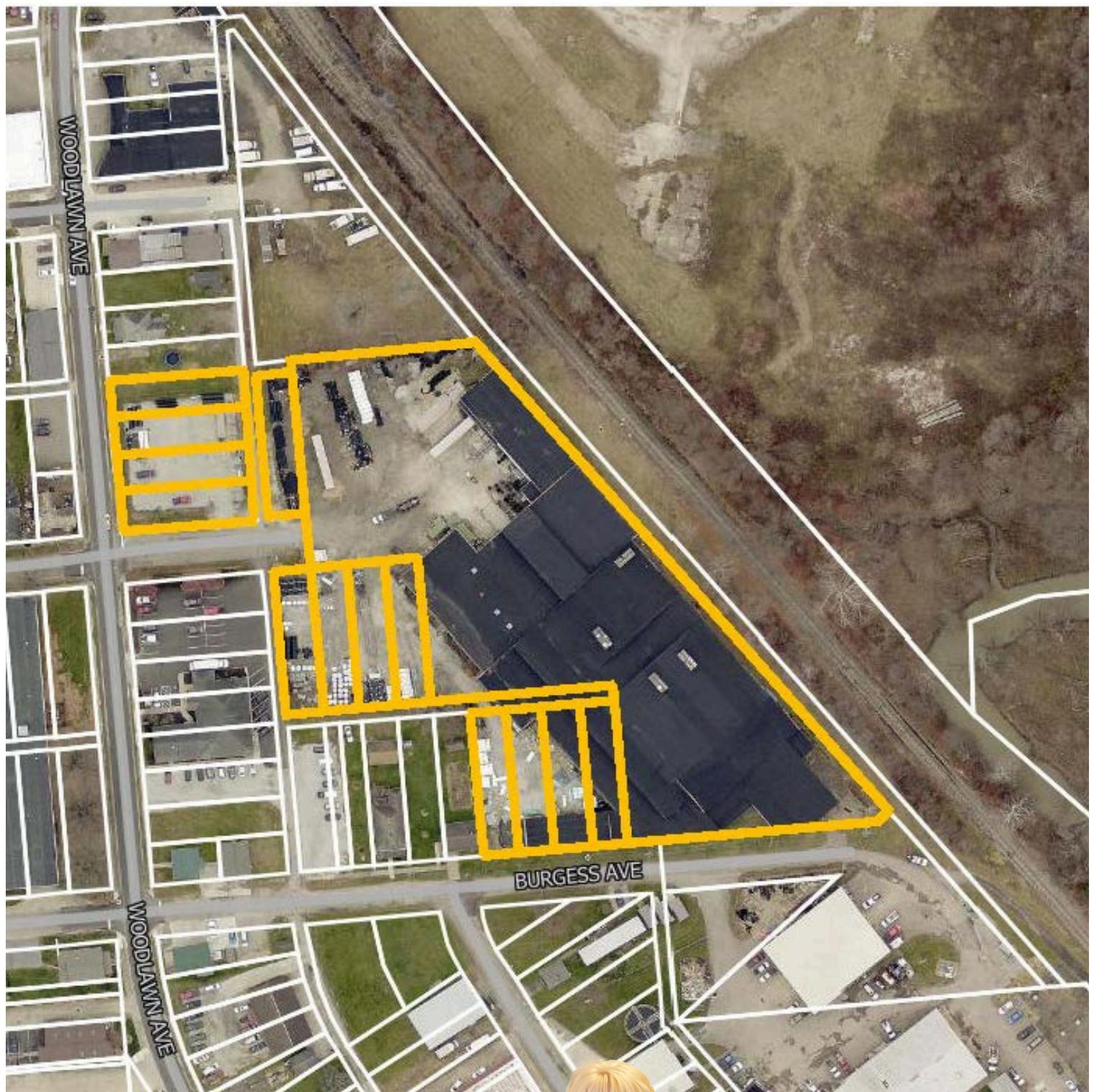


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1101 Woodlawn Avenue Parcel Map



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I-70 INTERSTATE

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