




4000-4024 PRECISION DRIVE, BATAVIA, OH 45245

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS

 **75,000 Total SqFt**

- Located in Union Township minutes to newly remodeled SR 32 and I-275 (show both routes on standard map)
- Union Township has no employee earnings taxes
- 27' clear height
- Cross-docked layout; Fifteen (15) fully equipped docks and One (1) – 12'x14' drive-in door
- Available for immediate occupancy
- Owned and operated by  **Faropoint**
<https://faropoint.com/>
- Lease Rate: \$6.75/SqFt modified gross + utilities

 **CLICK HERE FOR AERIAL VIDEO**

 **CLICK HERE FOR THE 360° TOUR**

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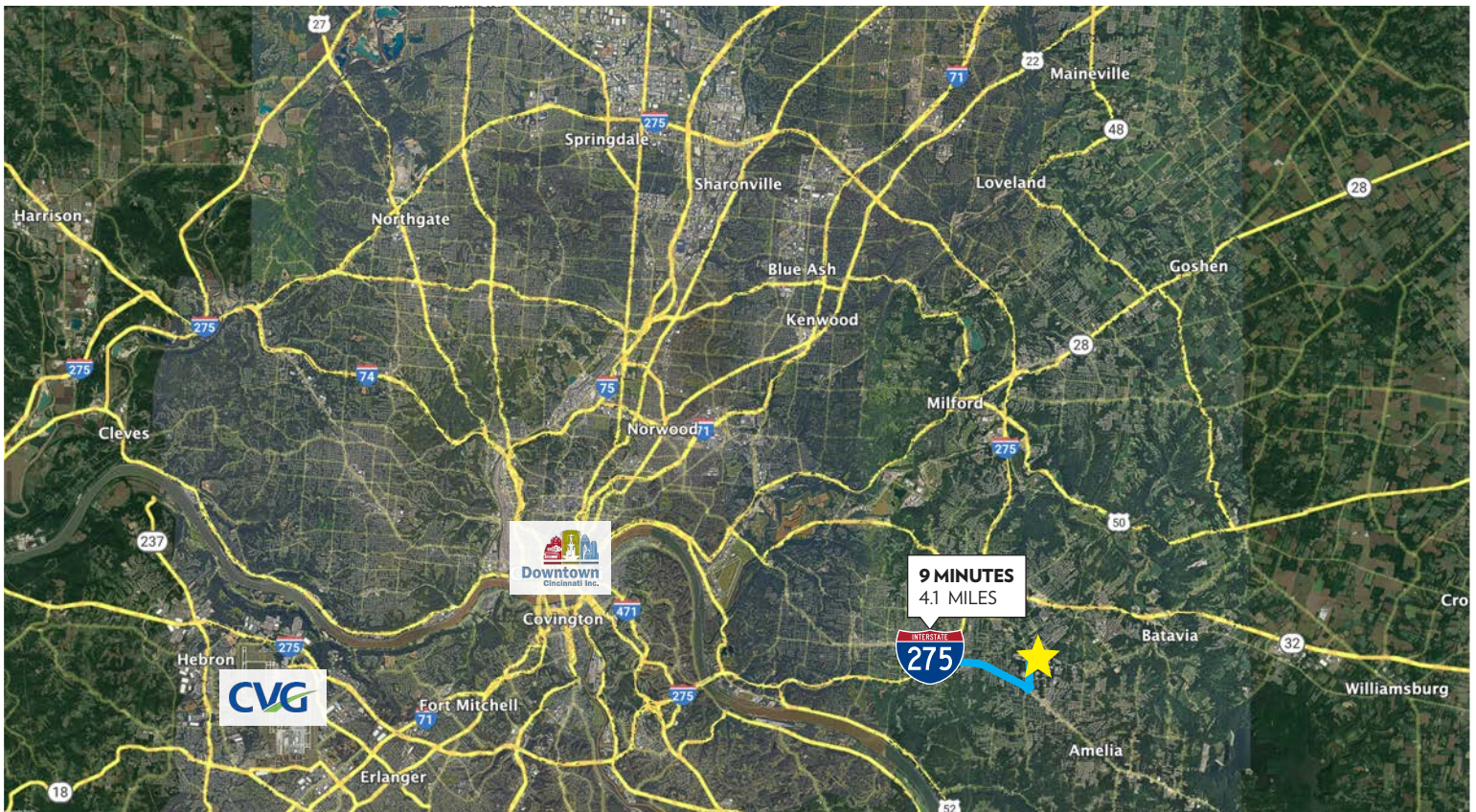
BATAVIA, OH

PROPERTY DETAILS

Total SqFt:	75,000
Warehouse SqFt:	74,444
Office SqFt:	556
Clear Height:	27'
Year Built:	1985, 1995, renovated in 2021
Type Construction:	Concrete and steel
Lighting:	LED's
Column Spacing:	40'x50' staging bay, 40'x40', 40'x80', one bay with 20'x20'
Dock door:	Fifteen (15) - 8'6" x 9" with mechanical pit levelers and seals, cross-docked layout

Drive-in door:	One (1) - 12'x14'
Sprinkler:	Wet system
Electrical Service:	120/208-volt, 3-phase, 325 amps and 480-volt, 3-phase, 200 amps. Power is expandable.
Heat:	Natural gas
Roof:	45 mil EPDM rubber membrane w/15-warranty, installed in 2020
Truck court:	Cross-docked; 130+ with 50' concrete apron
Parking Lot:	30+ spaces
Restrooms:	One (1) set and One (1) single

DISTANCE MAP



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PARCEL OUTLINE



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FLOOR PLAN



PROPERTY PHOTOS



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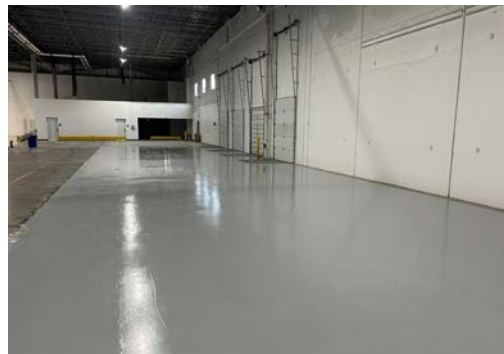
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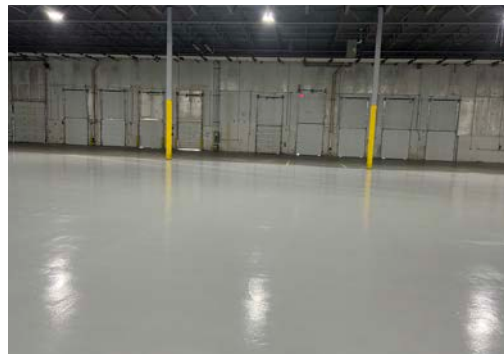
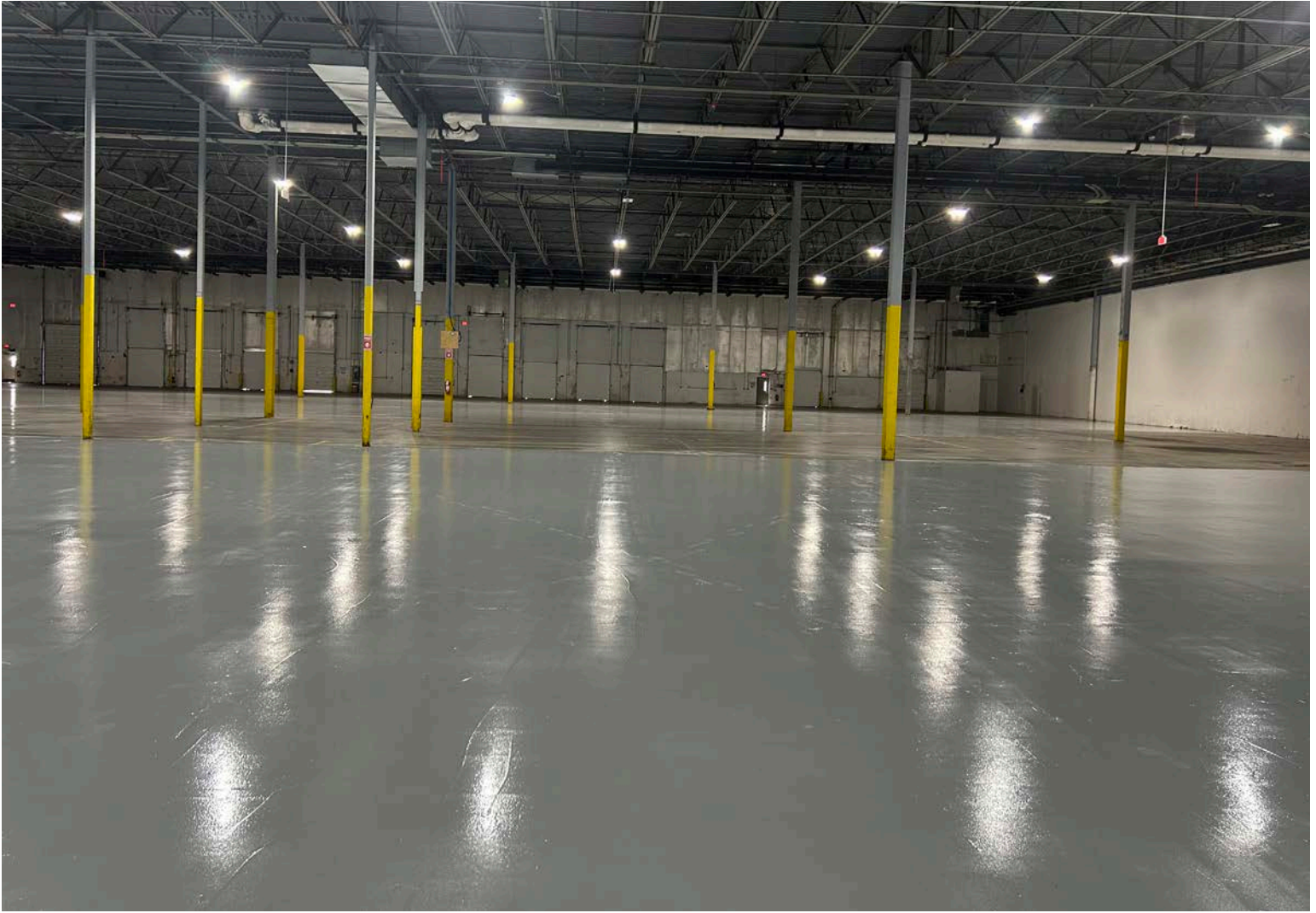
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