

9682 Madison Road (SR 528) & G.A.R. Highway (US Route 6)
19,968± SF Office/Industrial/Storage For Lease
 Montville Township, Ohio 44064 (Geauga County)



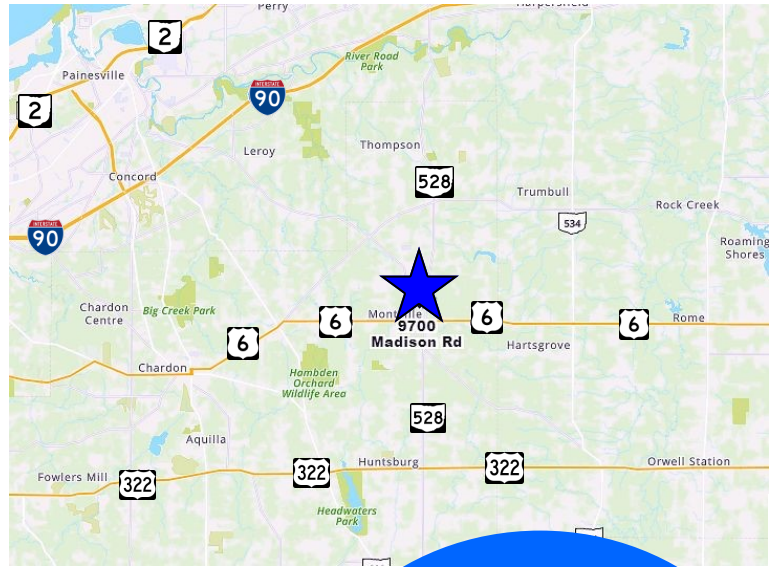
**Lease Rates Start at
 \$3.80 psf NNN Blended**



**9682 Madison Road (SR 528) &
 G.A.R. Highway (US Route 6)
 Montville Township, OH 44064**

Property Features:

- 19,968± SF Total Building
 3,550± SF Office
 2,032± SF Mezzanine Area
- 1.43± Total Acres
- Five (5) Drive-In Doors: (4) 12'x14' & (1) 12'x12'
- Radiant Tube and Reznor Heating Units
- Remodeled Office and Showroom Areas in 2018
- LED Lighting
- Office and Showroom Completely Climate Controlled
- Property is Situated on the Corner of SR 528 & SR 6



www.GlobalCommercialRE.com
 8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
 BROKER

**Global Real Estate
 Advisors, Inc.**
 Neil Sawicki, SIOR, Broker
 440-255-5552 x 221
 440-339-8585 Cell
 Neil@GlobalCommercialRE.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

9682 Madison Road (SR 528) & G.A.R. Highway (US Route 6)
19,968± SF Office/Industrial/Storage For Lease
Montville Township, Ohio 44064 (Geauga County)



www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

Global Real Estate Advisors Inc.
BROKER

Global Real Estate Advisors, Inc.
Neil Sawicki, SIOR, Broker
440-255-5552 x 221
440-339-8585 Cell
Neil@GlobalCommercialRE.com

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.