

101,940 SF

INDUSTRIAL MANUFACTURING / WAREHOUSE

3021 SARATOGA AVENUE | PERRY TOWNSHIP, OH

High bay expandable facility near Rt. 30 between I-77 and Rt. 21. Features include security system, truck scale, fenced grounds, covered truck docks, plenty of parking and no income tax.



Size 101,940 SF
divisible to 46,900 SF



No income tax
(Perry Township)



12 Docks/
4 Drive-Ins



Clear height
up to 37'6"



Power: 3000 Amps
at 277/480 volts



Near Rt. 30 between
I-77 and Rt. 21



Ability to expand 48k SF
on 1.71 ac parcel

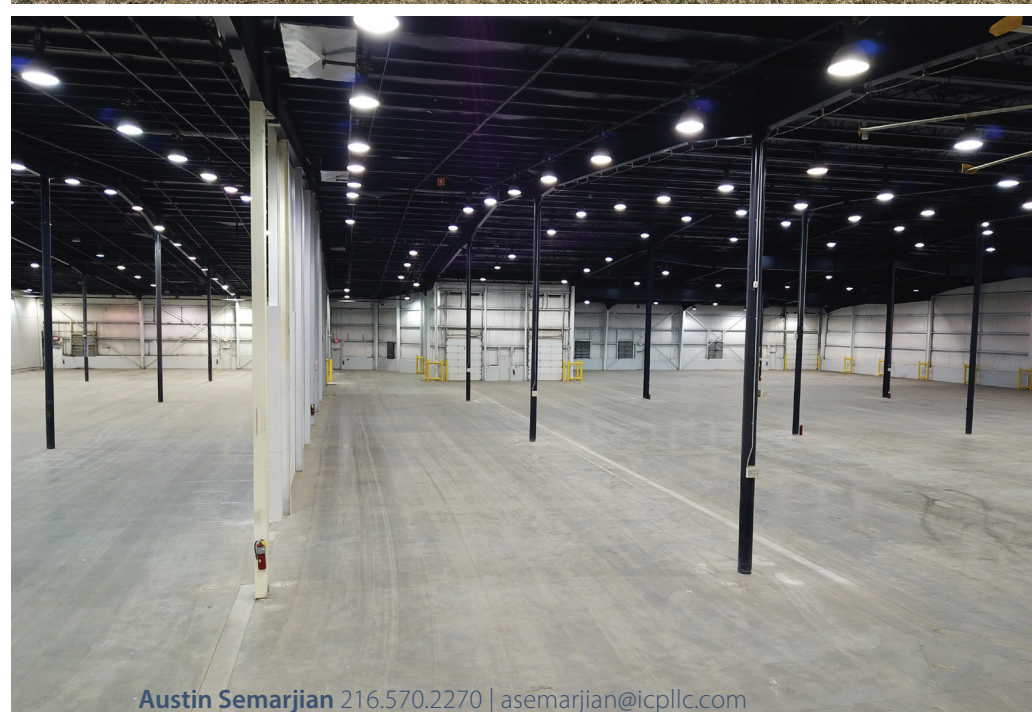
Austin Semarjian 216.570.2270 | asemarjian@icpllc.com

Alysse LaMarca 440.785.5575 | alamarca@icpllc.com

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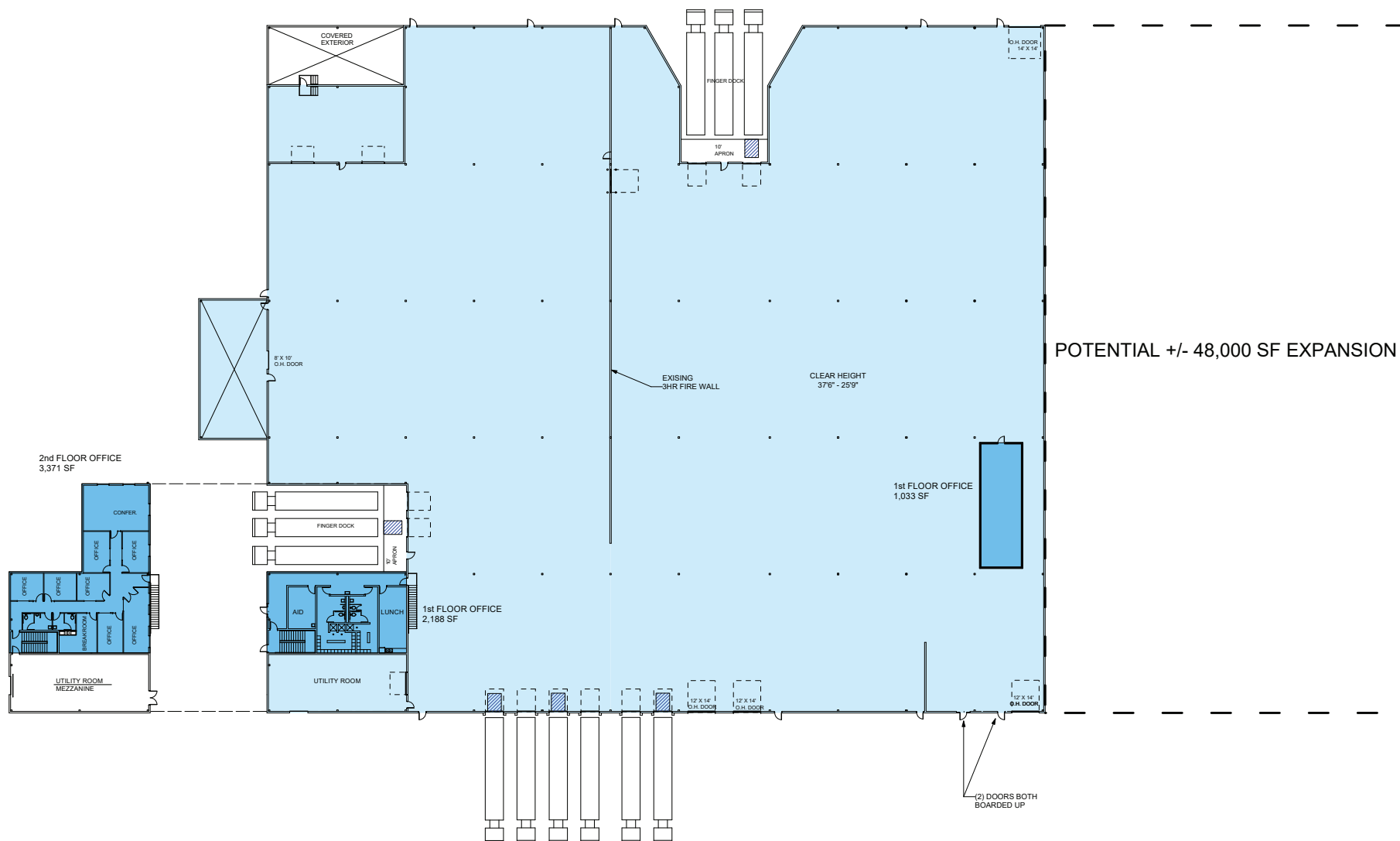
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BUILDING SUMMARY

EXISTING BUILDING: +/- 101,940 SF

BUILDING EXPANSION: +/- 48,000 SF

TOTAL BUILDING: +/- 149,940 SF



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MULTI TENANT OPTION

BUILDING SUMMARY

TOTAL BUILDING: +/- 101,940 SF
INDUSTRIAL AREA: +/- 95,348 SF
OFFICE AREA: +/- 6,592 SF

TENANT 1
TOTAL: 46,943 SF
OFFICE: 5,559 SF

TENANT 2
TOTAL: 54,997 SF
OFFICE: +/-1,033 SF

