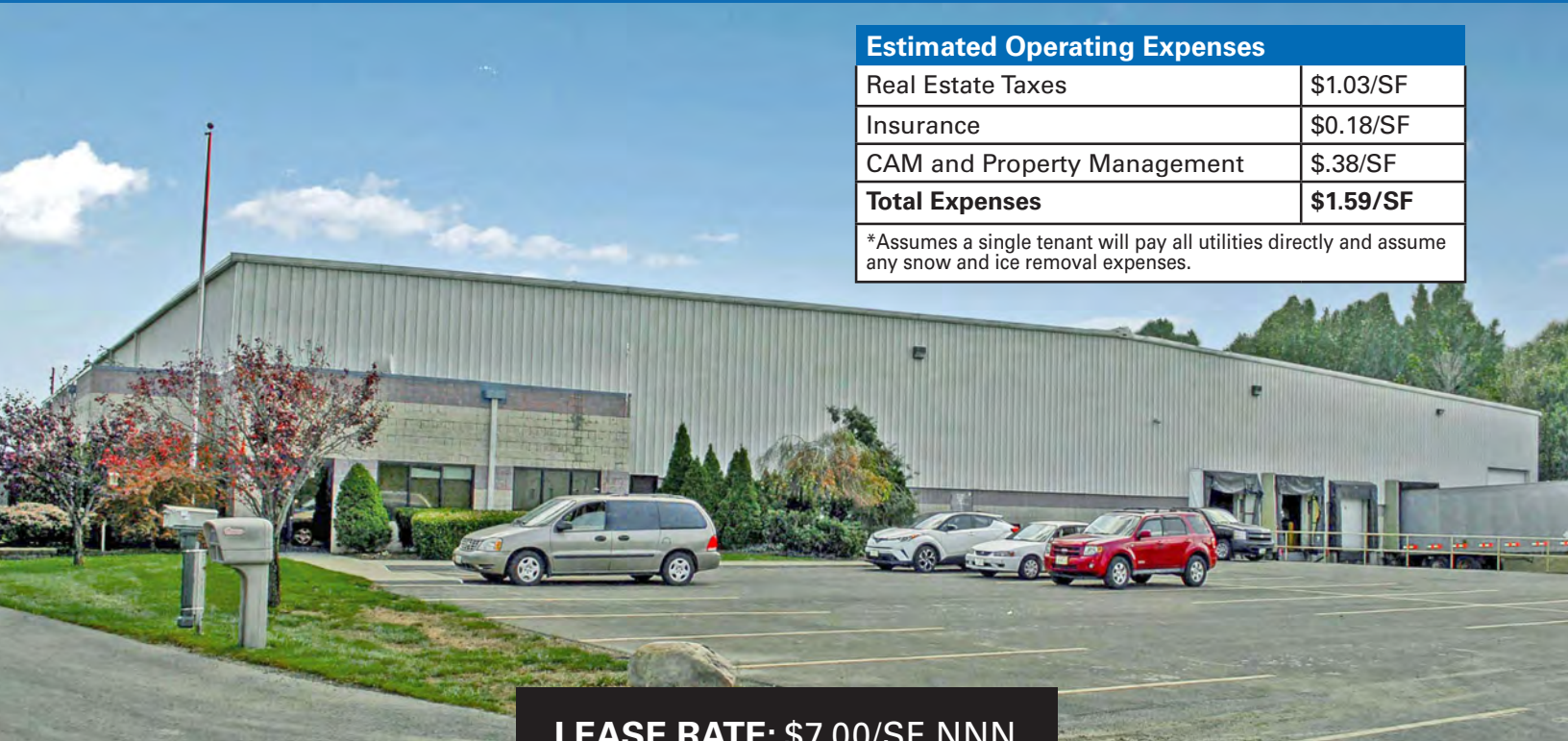


AVAILABLE FOR LEASE

51,300 – 109,075 SF INDUSTRIAL WAREHOUSE SPACE
1350 Moore Road | Avon, Ohio



Estimated Operating Expenses

Real Estate Taxes	\$1.03/SF
Insurance	\$0.18/SF
CAM and Property Management	\$0.38/SF
Total Expenses	\$1.59/SF

*Assumes a single tenant will pay all utilities directly and assume any snow and ice removal expenses.

LEASE RATE: \$7.00/SF NNN

HIGHLIGHTS



BUILDING SIZE
109,075 SF ON 8 ACRES



DOCKS/DRIVE-IN DOORS
7 DOCKS WITH LEVELERS (9' X 10')
4 DRIVE-IN DOORS (10' X 14')



CLEARANCE HEIGHT
27 FEET



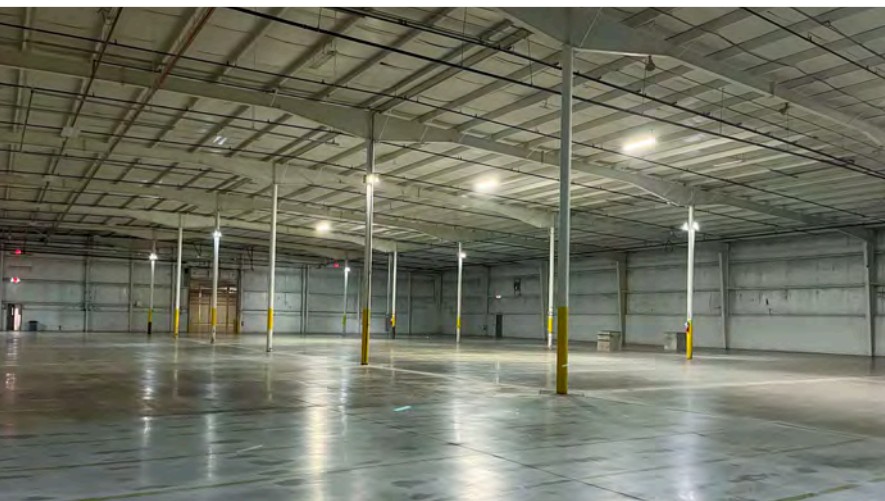
HIGHWAY PROXIMITY
CLOSE TO I-90



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Licensed Real Estate Salesperson



OFFICE SPACE

- OFFICE 1: 3,286 SF
- OFFICE 2: 3,215 SF



YEAR BUILT

1997



PARKING

350 AUTOMOBILE PARKING SPACES



POWER

1600 AMP



TRUCK COURT

FOR AMPLE TRUCK STORAGE



EXCELLENT LOCATION

ONE OF OHIO'S FASTEST GROWING COMMUNITIES

