

FOR SALE OR LEASE

# 500 Center Street

Chardon, Ohio 44024



**FREESTANDING 11,500 SF OFFICE/WAREHOUSE SPACE ON 8.70 AC**  
BUILDING AND ~1.70 AC AVAILABLE FOR LEASE



# PROPERTY FEATURES



**11,500 SF**

BUILDING SIZE

**8.70 AC**

SITE SIZE

**8,000 SF**

WHSE SIZE

**3,500 SF**

OFFICE SIZE

**\$10.00/SF GROSS**

LEASE RATE

**SALE PRICE:** CONTACT BROKER

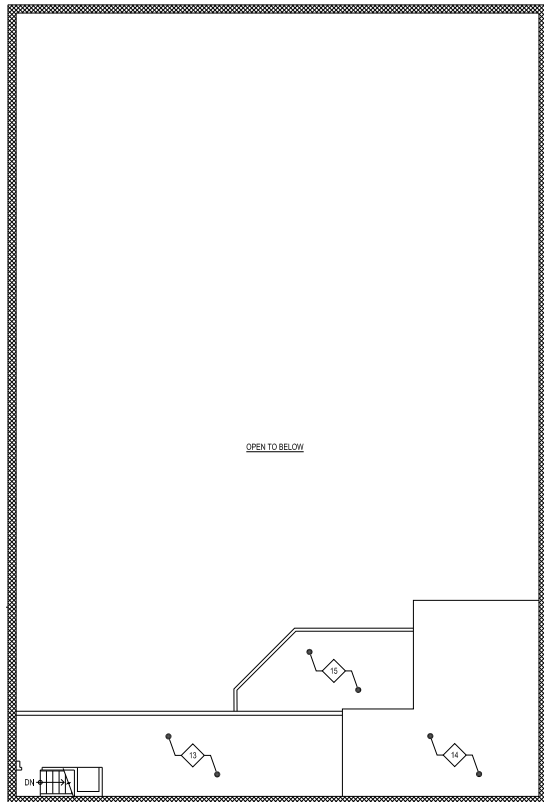
## COMMENTS

- Fantastic opportunity for retail automotive, contractor, or warehouse tenants
- Former auto dealership/service center with a wide range of possible users
- High visibility location with frontage on SR 44
- Close proximity to I-90

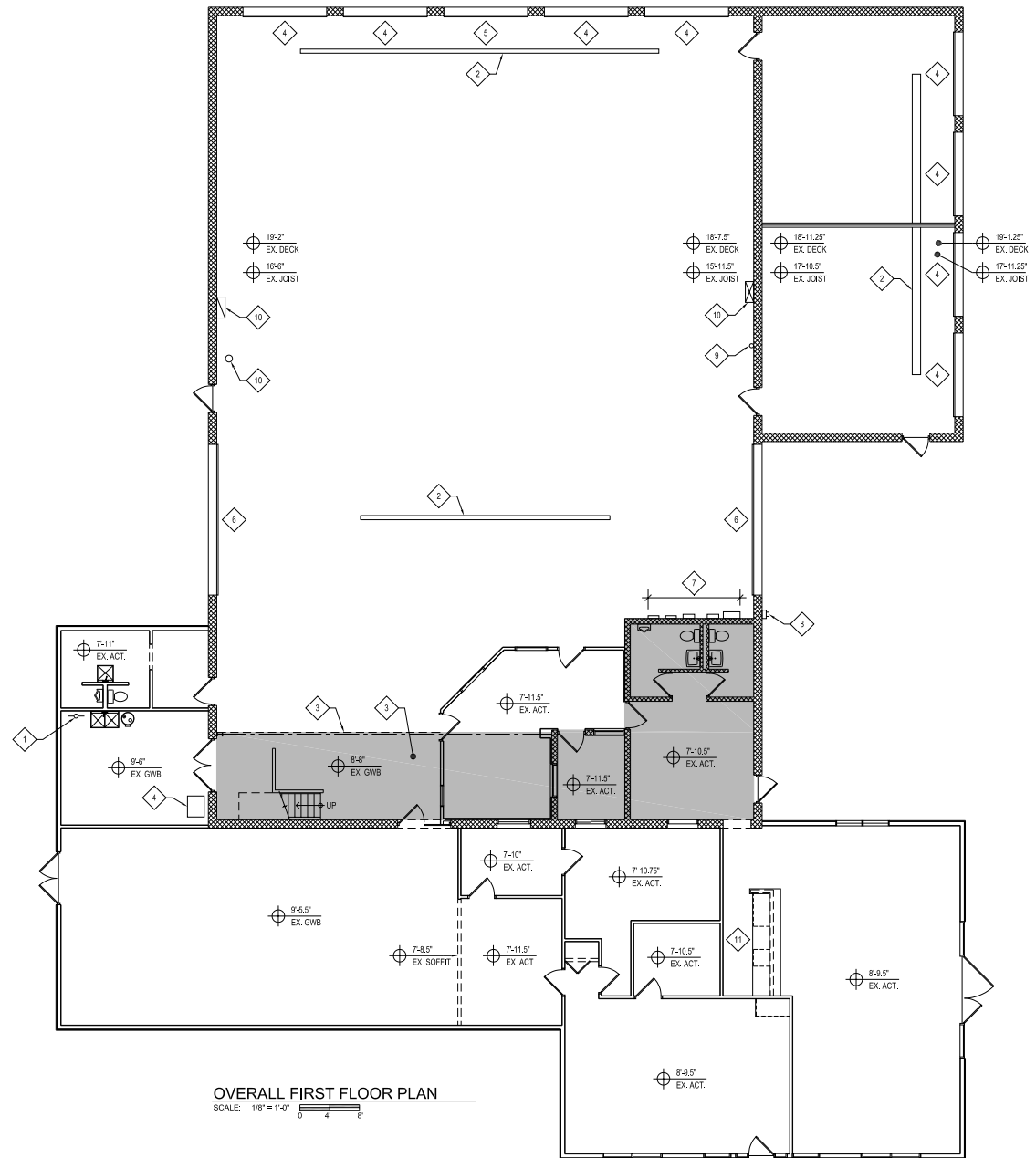
## PROPERTY SPECIFICATIONS

PPN:	10-087295
CONSTRUCTION:	Brick/Block
ROOF:	Flat
LIGHTING:	LED
HEAT:	Gas/Forced Air
A/C:	Office
CEILING HEIGHT:	16'
DRIVE-IN DOORS:	Eleven (11): Two (2) - 12'x18', eight (8) - 12'x10', one (1) - 14'x10'
PARKING:	Ample
ZONING:	Industrial - allowing a wide array of permitted uses

# FLOOR PLAN



OVERALL MEZZANINE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



OVERALL FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# EXTERIOR PHOTOS





FULL  
PARCEL

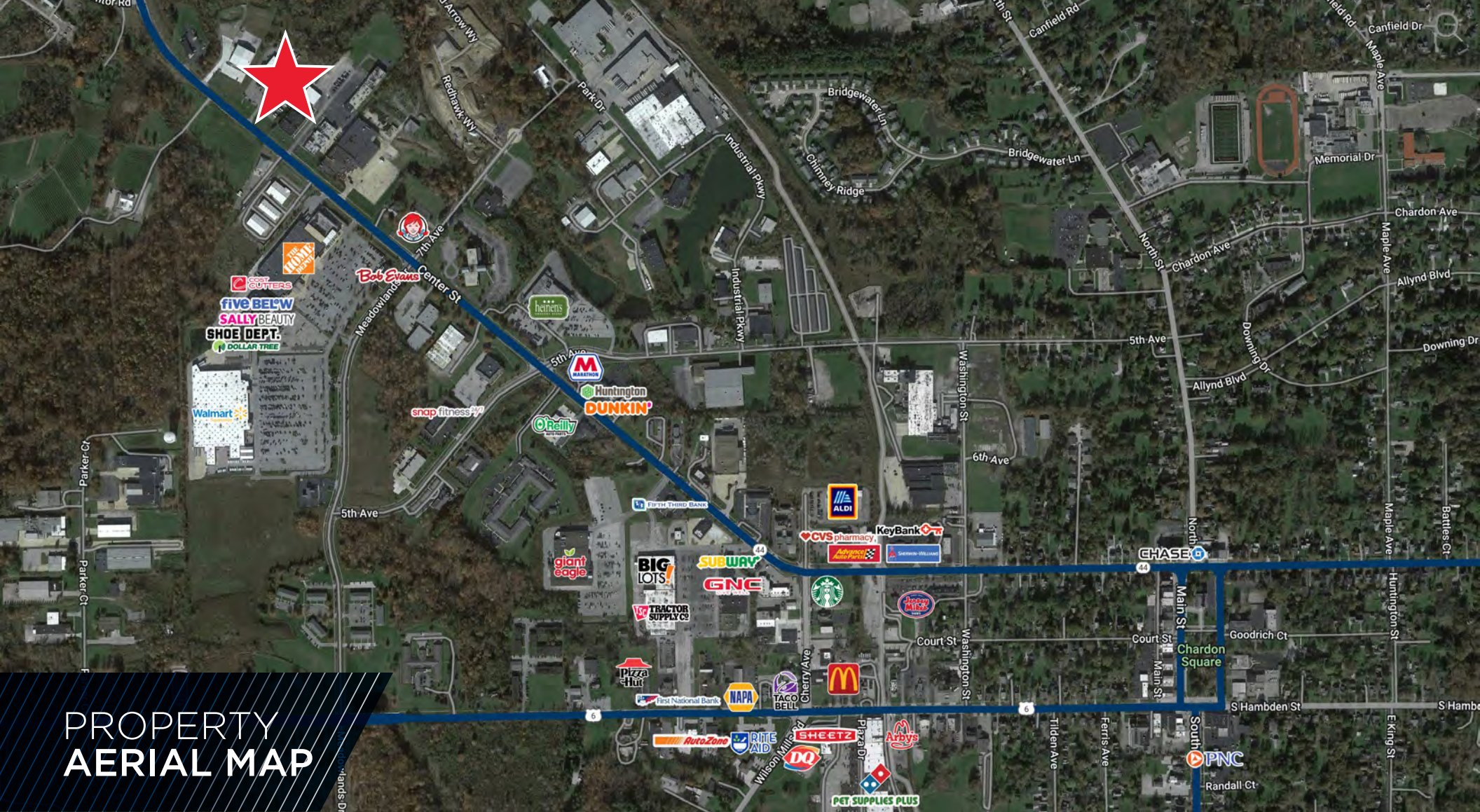




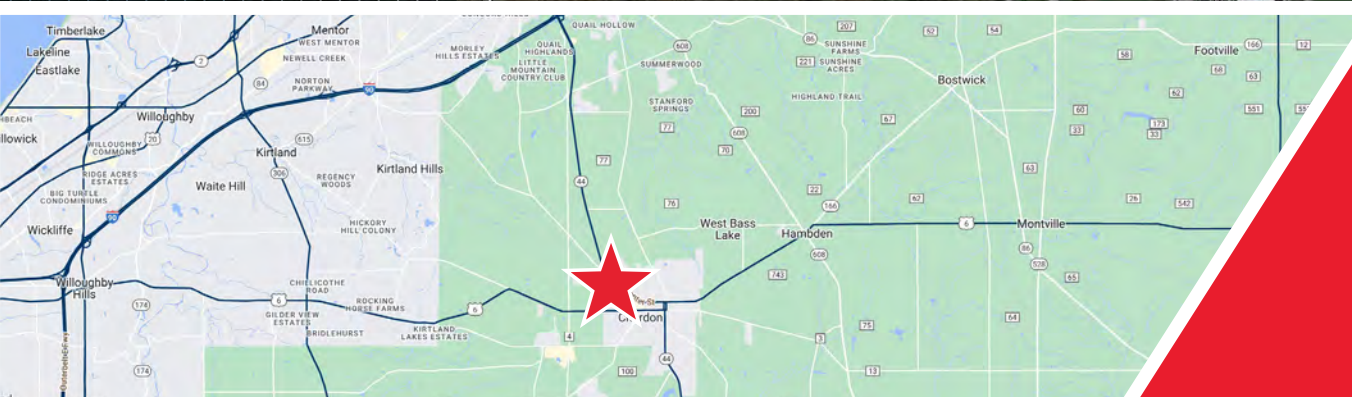
# LEASE PARCEL







## PROPERTY AERIAL MAP



Easy access to  
US Route 6 & I-90



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