

2899 Industrial Park

INDUSTRIAL BUILDING For Sale

Austinburg, Ohio 44010 (Ashtabula County)



2899 Industrial Pk., Austinburg. OH 44010

- 8,106 ± SF Total on 3 Acres
 - 8,160 ± SF Total Fully Rooftop A/C
 - 1,000 ± SF Air-Conditioned Offices
 - 7,160 ± SF Fully Air Conditioned Warehouse
 - 16'-18' Clear Ceiling Height in Warehouse
 - Buss Bar and Air Lines throughout.
 - Two (2) drive in Doors 10 x 10 each
 - Two (2) 10 x 14' Overhead Doors
 - 800 AMPS 240V/480V 3 Phase
 - Two(2) Reznor Heaters
 - 2 Ton Bridge Crane runs length of Building
 - Ceiling Fans
 - Newer Lighting. 1 yr. old roof.
 - SALE PRICED AT \$ 475,000

RNJ REAL ESTATE & BUSINESS ADVISORS LLC

**COMMERCIAL BROKERAGE
SPECIALIZING IN INDUSTRIAL
BUILDINGS IN THE LAKE, GEAUGA,
AND CUYAHOGA COUNTY AREAS.**

Richard C, Senn, Broker

Cell : 216-401-8885

Email: Rick@RNJREBUS.com

7443 Broadmoor Circle

Mentor, Ohio 44060

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.



