

**375,000 SF WAREHOUSE/  
MANUFACTURING FACILITY  
ON 18.47 ACRES FOR SALE**



**SITE**

**HARVARD AVE**

**11,457 vpd**



**MANUFACTURING FACILITY WITH HEAVY POWER**

**3800 Harvard Ave, Newburgh Heights, OH 44105**

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# 375,000 SF MANUFACTURING FACILITY FOR SALE

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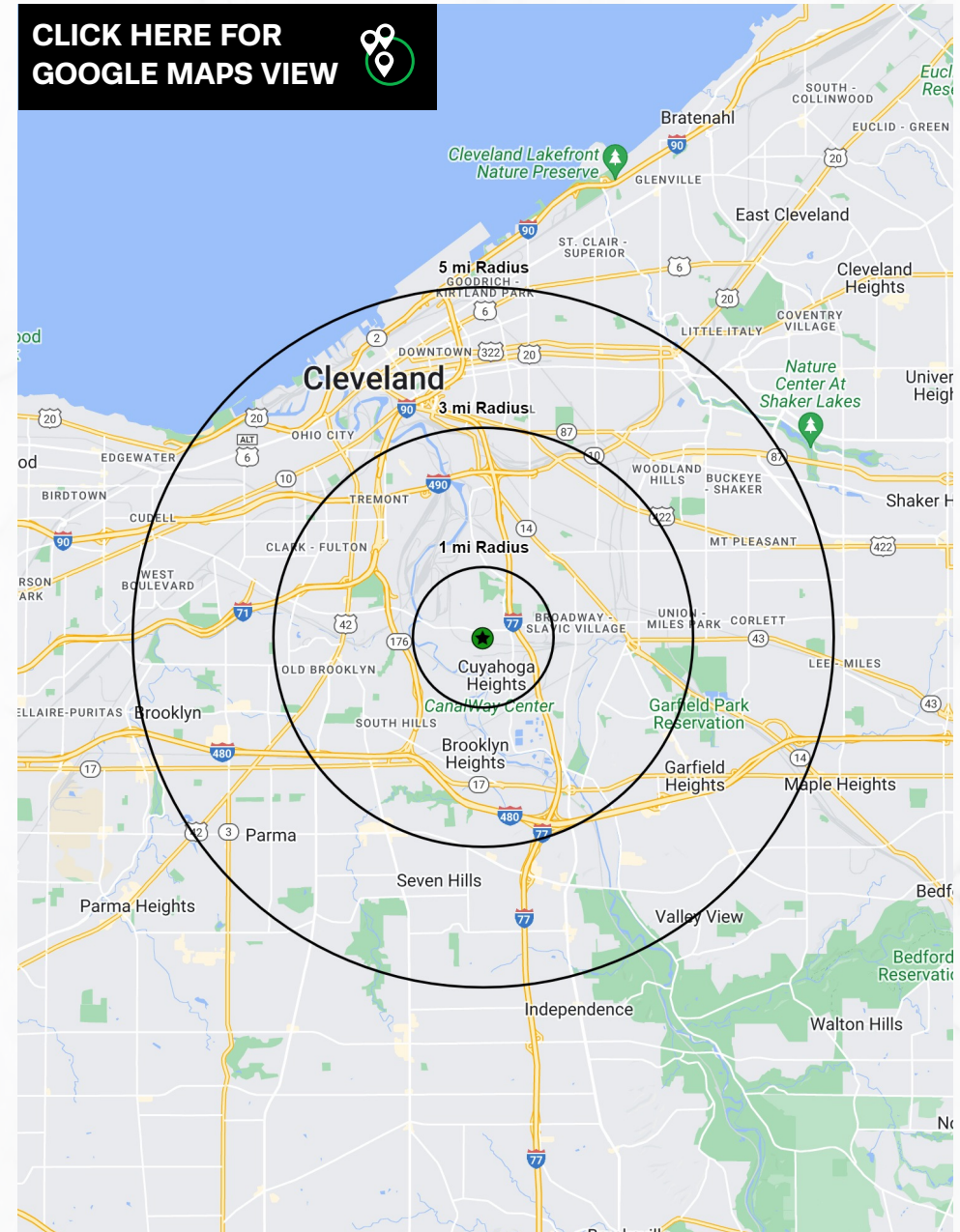
## PROPERTY OVERVIEW

### PROPERTY SUMMARY

- 375,000 SF Industrial property for sale
- 345,000 SF warehouse & 30,000 SF office area on 18.47 acres
- Zoned: manufacturing area
- 16'-24' clear heights
- Heavy Power – (Diagram on page 3)
  - 1 three phase 2000KVA / Primary 11kV / Secondary 480 / 277 Volt AC
  - 3 three phase 1000KVA / Primary 11kV / Secondary 480 Volt AC
  - 1 single phase 150KVA / Primary 11kV / Secondary 115 / 230 Volt AC
  - 1 single phase 250 KVA / Primary 11kV / Secondary 120 / 240 Volt AC
- Numerous drive in doors
- 4 dock doors
- Numerous cranes from 1 ton to 10 tons
- Sprinkler system
- Offered for sale at \$9,250,000

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,871	95,352	325,436
HOUSEHOLDS	2,209	41,665	147,342
AVERAGE HH INCOME	\$68,502	\$64,789	\$69,851
MEDIAN HH INCOME	\$53,171	\$48,944	\$51,802
DAYTIME POPULATION	11,222	83,010	337,131

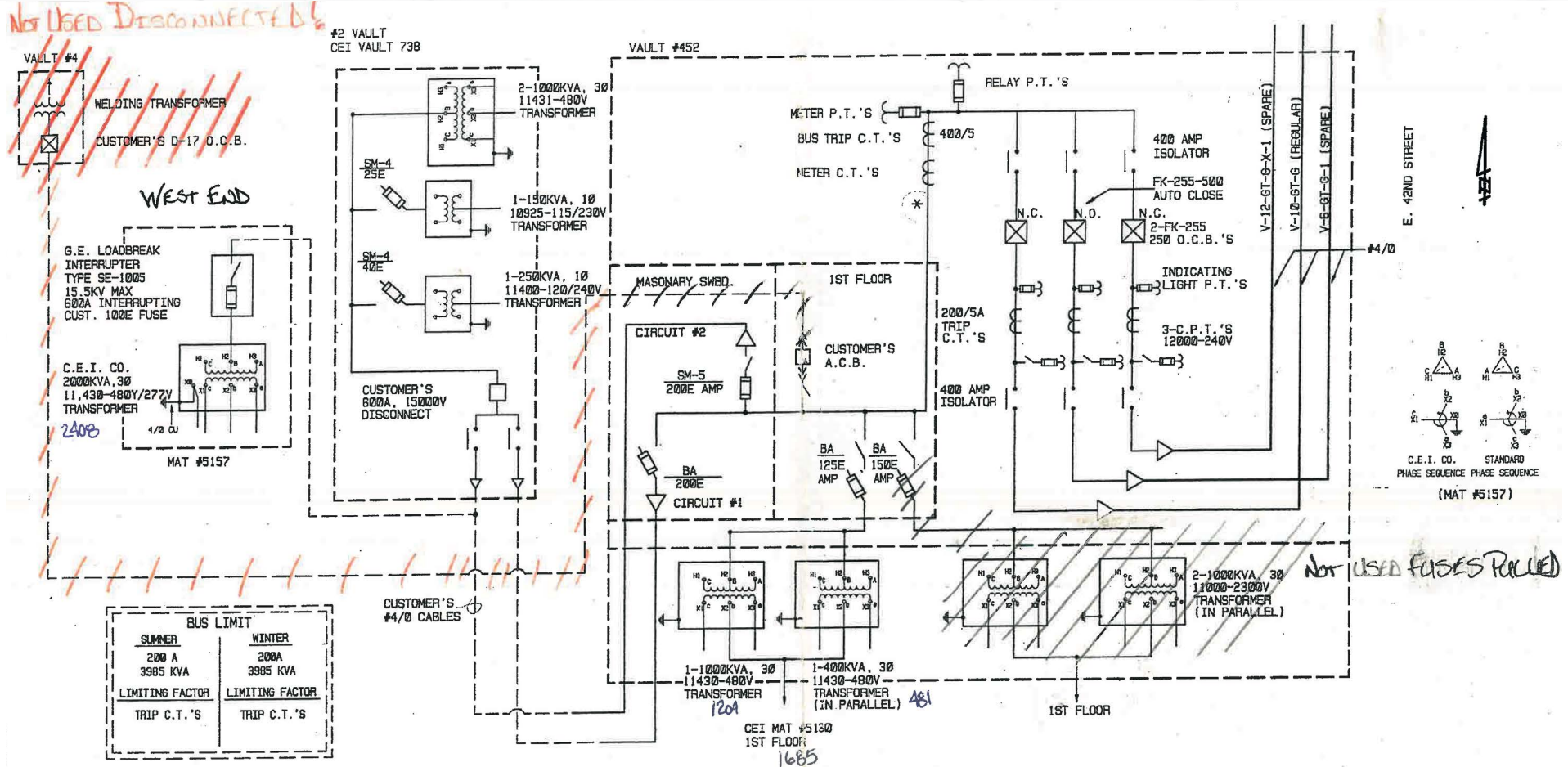
CLICK HERE FOR  
GOOGLE MAPS VIEW



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## POWER DIAGRAM



\* ALL EQUIPMENT BEYOND THE METER C.T.'S EXCEPT THE XFMR NOTED BELONG TO THE CUSTOMER

CONNECTION DIAGRAM

<b>C</b> MADE _____ CHKD _____ APPD _____ RLSD _____ DATE _____		<b>A</b> MADE _____ CHKD _____ APPD _____ RLSD _____ DATE 8-4-95		REFERENCE DWGS. 1CD-8961-1 1CD-6777 (WIRING) 1CD-6666 (RELAYS)	ENGINEERING C. SCHAASBERGER CHKD _____ APPD _____ APPD _____ DATE 8/16/95	DATE 8/95	TITLE 11KV CONNECTION DIAGRAM PARK OHIO INDUSTRIES INC., OHIO CRANKSHAFT DIV. 3800 HARVARD AVE. THE CLEVELAND ELECTRIC ILLUMINATING CO. GRID #5123 VAULT #452	SCALES NTS USE DIMENSIONS ONLY	CLEVELAND OHIO DWG. NO. 3CD-2164	REV D
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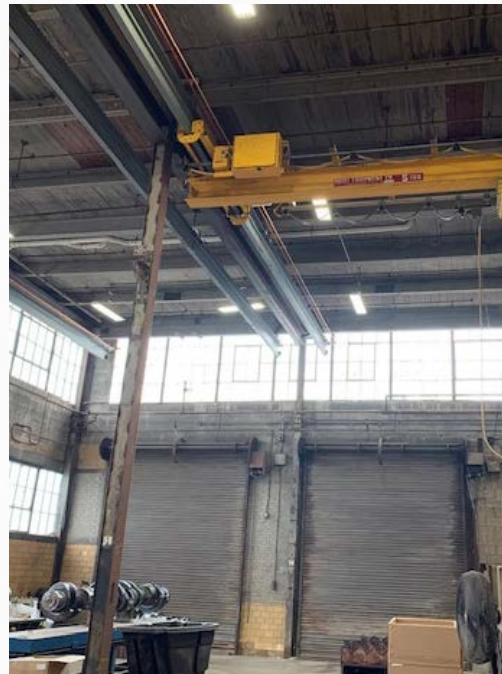
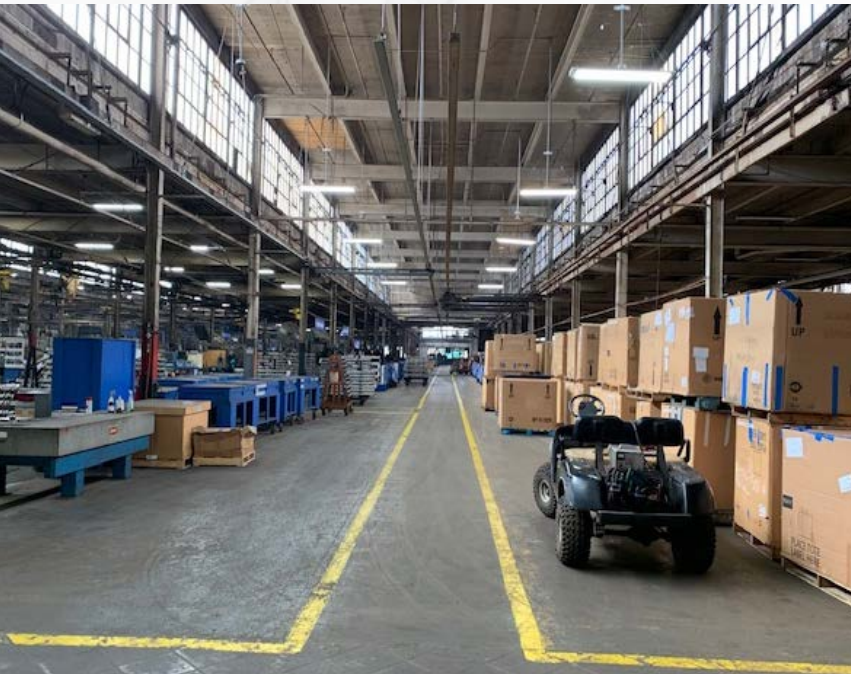
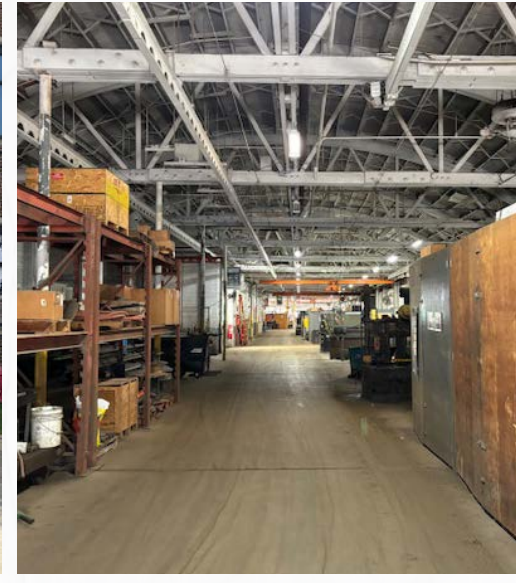
## SITE PLAN



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PICTURES



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MICRO AERIAL

