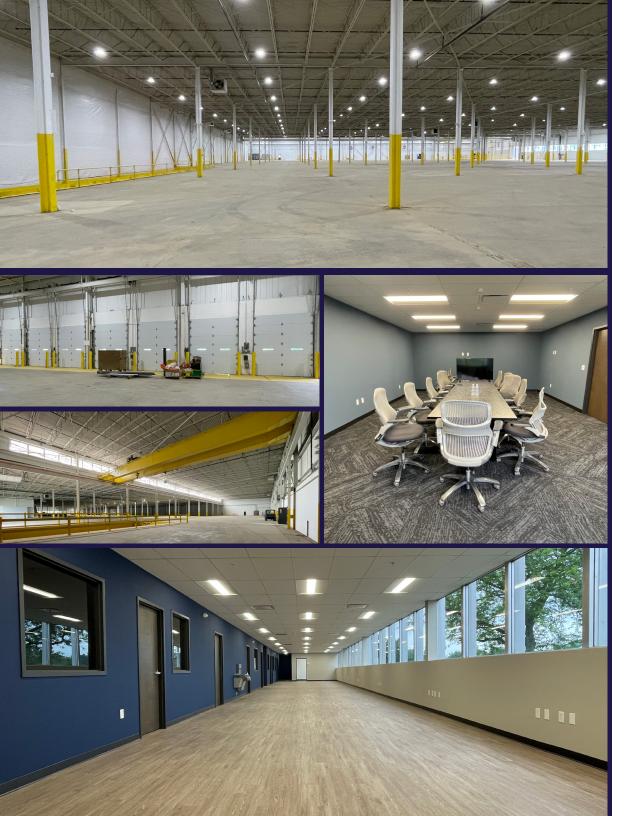
700 Liverpool Drive, Liverpool Township, Ohio 44280

For Sale or Lease | 165,274 SF Industrial-Manufacturing Space





PROPERTY SPECIFICATIONS

Building Size: 244,822 SF Acreage: 30.42 Acres **Construction:** Masonry/Steel 1968 with full renovation completed Year Built: in 2024 **Clear Height:** 24'-32' Sprinkler: 100% wet Roof: EPDM (2023) 8"-10" concrete Floor: Lighting: LED Heat: OHD Gas Unit Parking: Existing 2.5 acre paved lot Rail: CSX

UNIT SPECIFICATIONS

Docks: Eight (8) 9'x10'; Two (2) interior @ 70' depth; One (1) rail dock

Drive-In Doors: Two (2) - 8'x12' and 12'x14'

Cranes: One (1) 20-ton (serviced, load tested and certified)

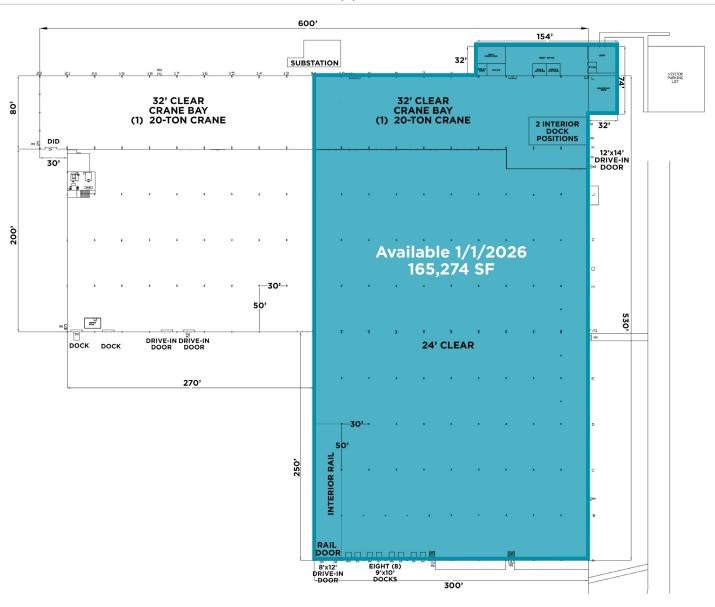
3600A / 480V / 3P with the ability to expand

capability by an additional 1600A / 480V / 3P

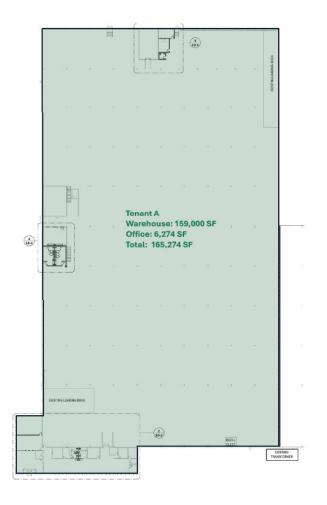
Floor Plan

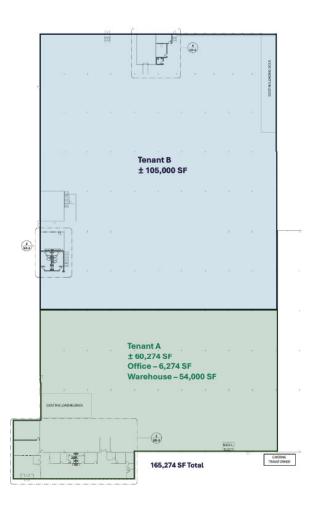
CURRENT AVAILABILITY

Unit	Total SF	Office SF	Industrial SF	Docks	Drive-In Doors	Cranes	Lease Rate
А	165,274 SF	6,274 SF	159,000 SF	Eight (8) Exterior Two (2) Interior	Two (2)	One (1) 20-Ton	\$6.50/SF NNN



Divisibility Options









Major Renovation Completed 2023-2024

- **Exterior Painting:** The entire building exterior received a fresh coat of paint, enhancing curb appeal and providing added protection against the elements.
- Turnkey Office Build-Out: A fully renovated office space with modern finishes, optimized for immediate occupancy, designed to accommodate a variety of business operations.
- Concrete Floor Repairs & Cleaning: Damaged sections of the warehouse floor were replaced, and the entire concrete surface underwent a deep cleaning to improve functionality and aesthetics.
- Dock Door Replacement & Servicing: Old and non-functional dock doors were replaced with new, high-performance models, while existing dock equipment was fully serviced to ensure smooth operations.
- Warehouse & Manufacturing Area Painting: Walls and columns in the warehouse and manufacturing areas were painted bright white to improve lighting and visibility, with safety striping added in yellow for enhanced workplace safety.
- Sprinkler System Upgrade: A comprehensive overhaul of the fire suppression system, ensuring compliance with modern safety standards and enhanced fire protection for the entire facility.
- New LED Lighting: Energy-efficient LED lighting was installed throughout the property, improving brightness, reducing energy costs, and creating a safer working environment.
- New Concrete Drive Lanes: Freshly poured concrete drive lanes around the building provide improved vehicle access, durability, and a clean, professional appearance.
- New Roof with 20-Year Warranty: A brand-new roofing system was installed, providing long-term protection and peace of mind with a 20year manufacturer's warranty.
- Electrical System Enhancements: Significant upgrades to the on-site electrical substation and new electrical panels in the manufacturing area to support increased power demands and modern equipment requirements.

