

**FOR SALE**

# HUDSON INDUSTRIAL BUILDING

5633 Hudson Industrial Parkway  
Hudson, Ohio 44236

Beautifully maintained freestanding industrial building with excellent manufacturing amenities located in a business-friendly community with easy access to a skilled workforce.



# BUILDING OVERVIEW

5633 HUDSON INDUSTRIAL PARKWAY | HUDSON, OH 44236



## PROPERTY HIGHLIGHTS

- Beautifully maintained freestanding industrial building with excellent manufacturing amenities including 2000A / 480V / 3P power, epoxy floors, and locker rooms
- New roof installed in 2022 with a 20-year warranty
- Excellent location in Hudson, OH with excellent access to SR-8
- Located in a business friendly community with easy access to a skilled workforce
- Sitting on 4.62 acres which allows for building expansion or outside storage
- Income-producing opportunity – currently leased to Leaf Filter until December 2027; financials will be provided upon request

## Property Specifications

### Total Building Size:

22,800 SF

### Office Size:

3,961 SF

### Constructed:

1996

### Total Site Size:

4.62 acres

### Power:

2000A / 480V / 3P

### Clear Height:

18'-19'

### Docks Doors:

2 (8' x 9')

### Drive-In Doors:

1 (12' x 14')

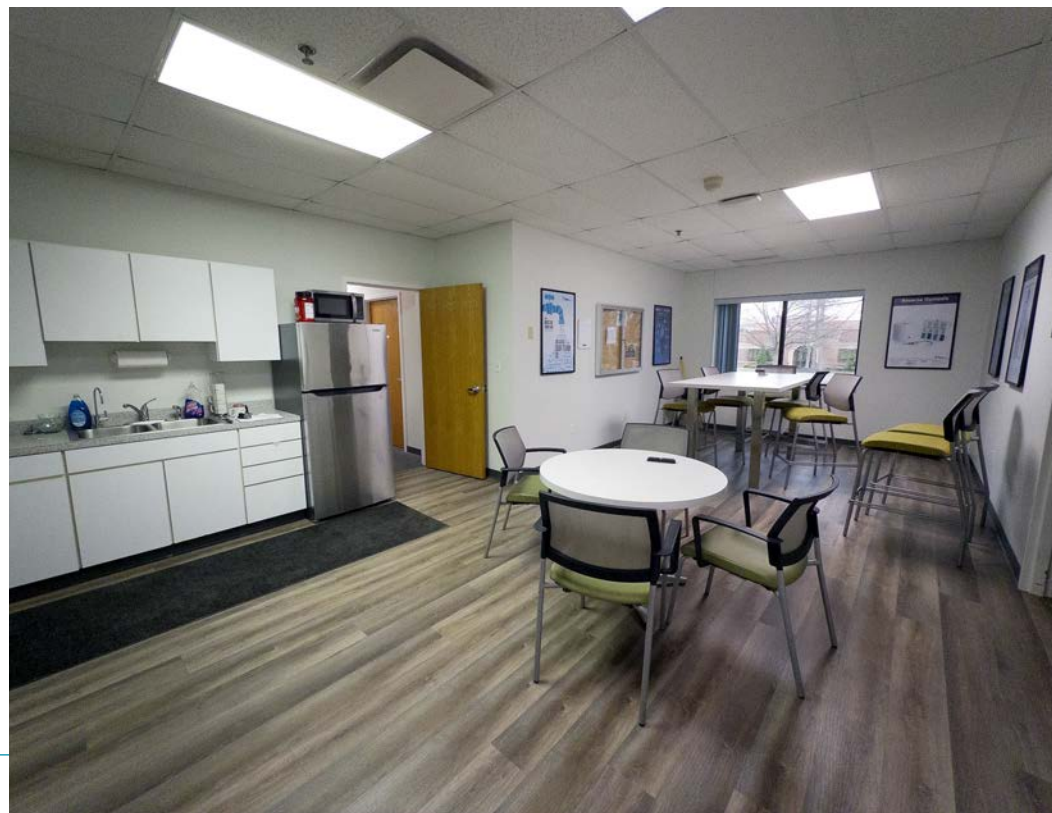
### Column Spacing:

40' x 40'

## SALE PRICE:

**\$1,900,000 (\$83.33/SF)**

# PROPERTY PHOTOS



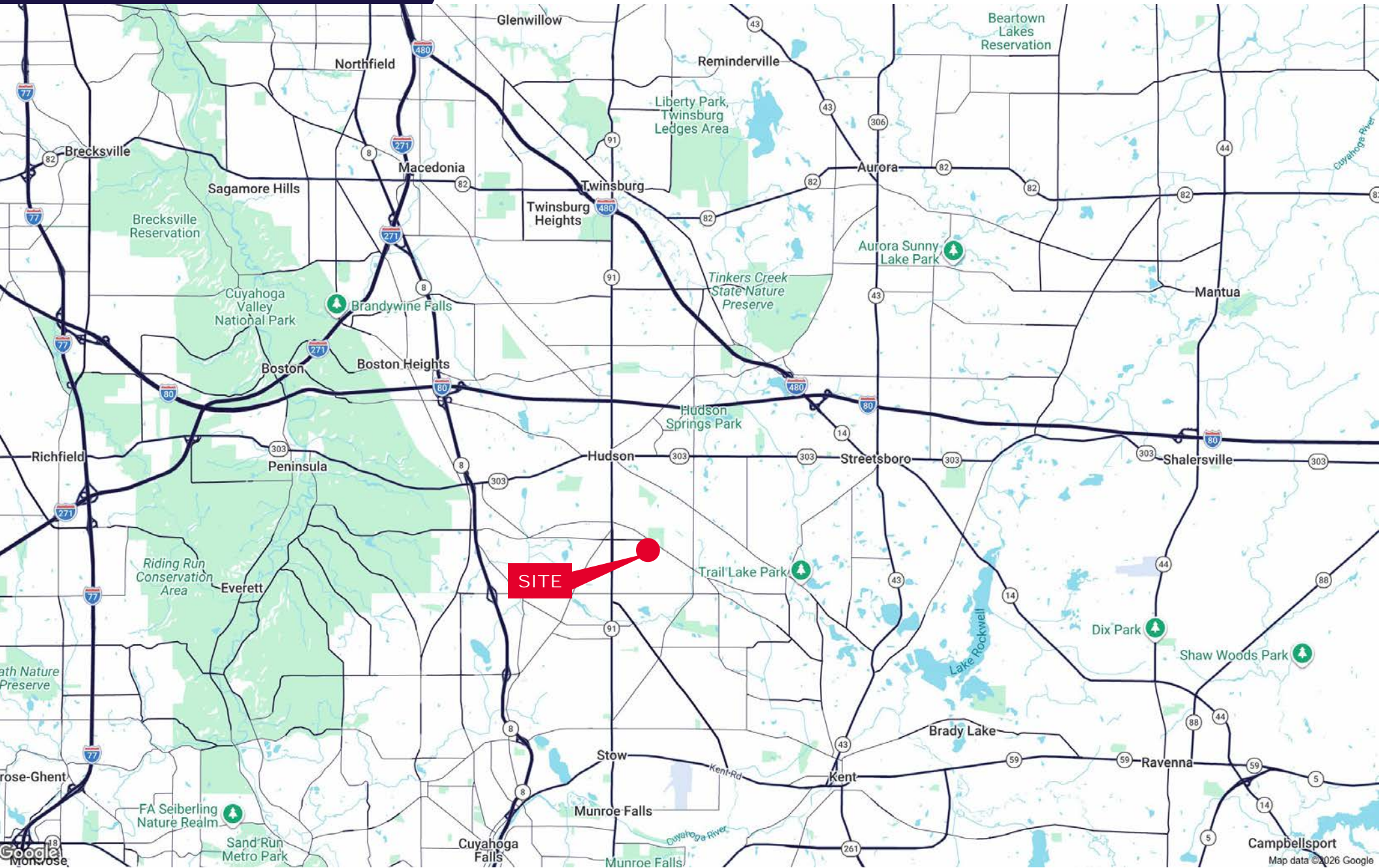
# PROPERTY PHOTOS



# AERIAL PHOTO



# AREA HIGHWAY MAP





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