



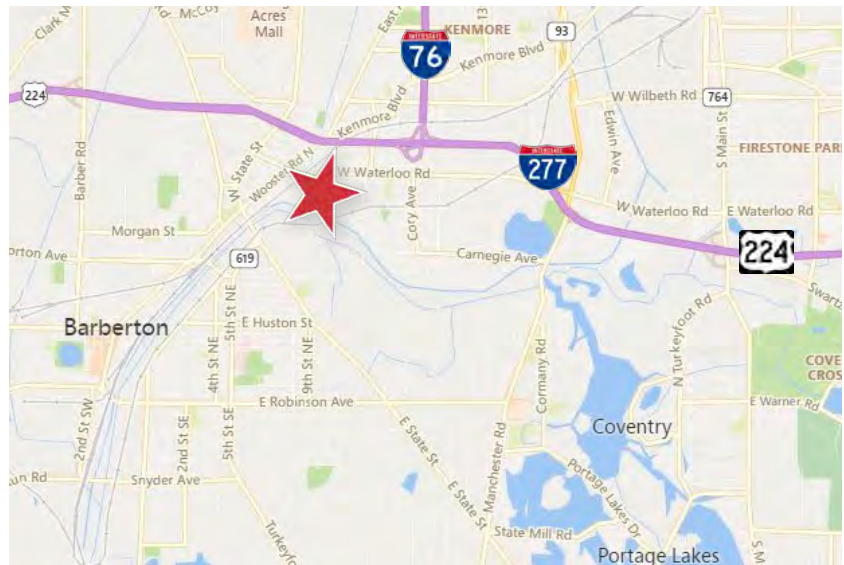
1050-1056 Eagon St.
Barberton, Ohio 44203

MOTIVATED OWNERSHIP

**Seller Financing Available
FREE RENT INCENTIVES**

Property Details

- Available: 17,298 SF
- Office: 1,888 SF / Warehouse: 15,410 SF
- Sale Price: \$400,000 (PSF: \$23.12)
- Lease Rate: \$3.75 SF (Gross)
WILL CONSIDER SHORTER TERM LEASE
- Zoning: I-2 Industrial
- Restrooms: (2) Office (2) Shop
- Acres: 0.91
- Frontage: 433'
- Power: 3phase, 480/208 volt, 800 amps
- Clear Height: 14' 16' 22'
- Drive-in Doors: (1) 16' x 18'
(1) 12' x 16'
(2) 10' x 10'
- Cranes: (2) 5 Ton with 18' under hook
(2) 2 Ton
- Interchange / Distance: I-76 / 0.75 mile



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NAIPleasant Valley

For Sale or Lease
17,298 SF
Warehouse/Office



FREE RENT INCENTIVES / SELLER FINANCING AVAILABLE

For Lease or Sale: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas. New LED lighting (2023) all cranes inspected and OSHA approved.



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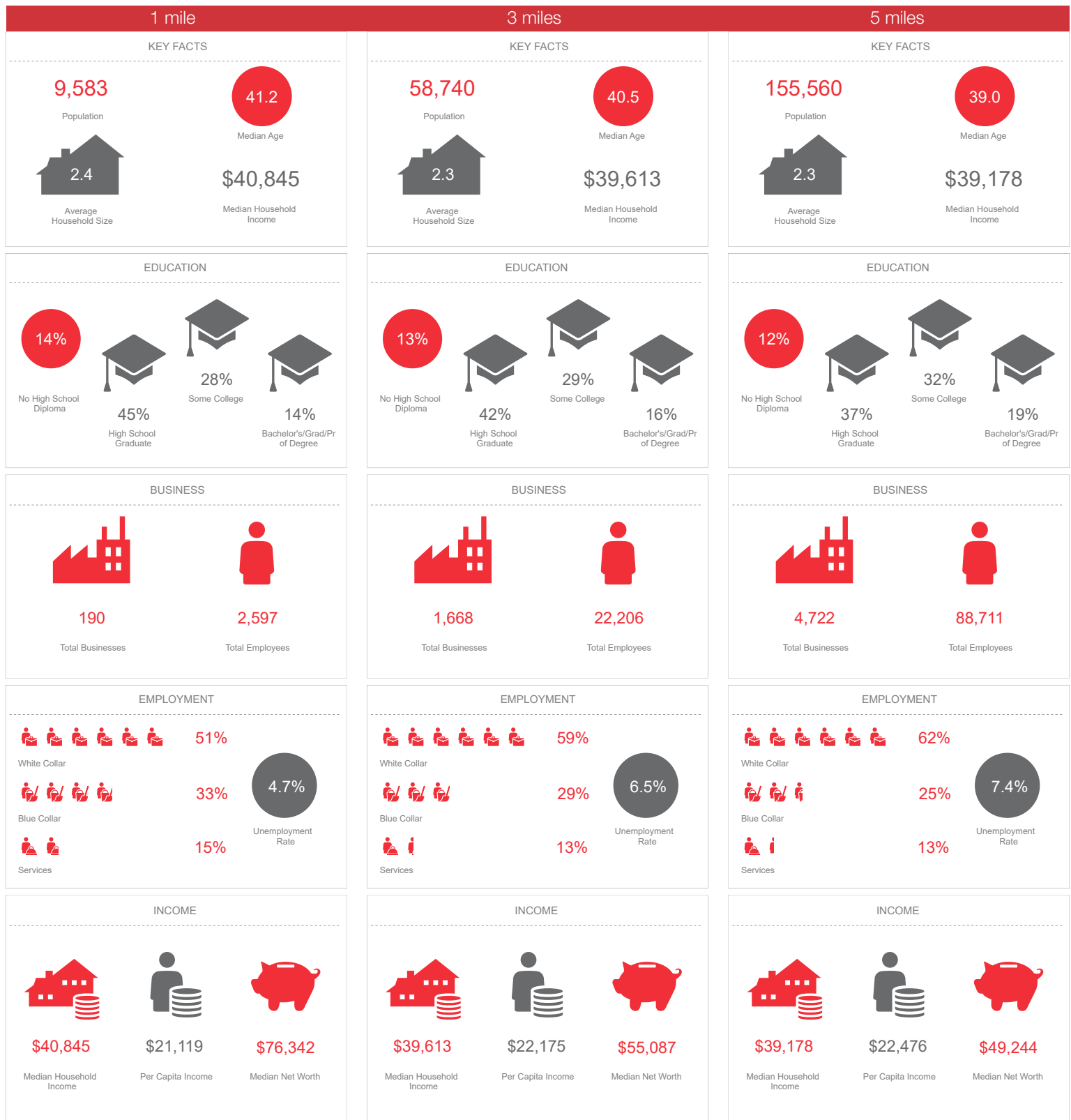


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FREE RENT INCENTIVES / SELLER FINANCING AVAILABLE

SPACE AVAILABLE:	17,298 SF
WAREHOUSE AREA:	15,410 SF
OFFICE AREA:	1,888 SF
CONSTRUCTION:	Masonry
YEAR BUILT:	1957
LAND AREA:	0.91 acres
ZONING:	I-2 Industrial
CEILING HEIGHT:	14' - 22'
DRIVE-IN DOORS:	(1) 16' x 18'
	(1) 12' x 16'
	(2) 10' x 10'
CRANES:	(2) 5 Ton (18' under hook)
	(2) 2 Ton (10' under hook)
HEAT:	Radiant, Tube
WATER:	City
SEWER:	City
ELECTRIC POWER:	3ph, 800A, 480/208V
SALE PRICE:	\$400,000 (PSF: \$23.12)
TAXES:	\$8,785.84 / year (2024)
Lease Rate:	\$3.75 SF (Gross)

FREE RENT INCENTIVES / SELLER FINANCING AVAILABLE!

For Lease or Sale: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas. New LED lighting (2023) all cranes inspected and OHSA approved.

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