



**FREESTANDING INDUSTRIAL
BUILDING FOR SALE OR LEASE**

**4803 EAST 345TH STREET
WILLOUGHBY, OHIO 44094**

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FREESTANDING INDUSTRIAL BUILDING FOR SALE OR LEASE

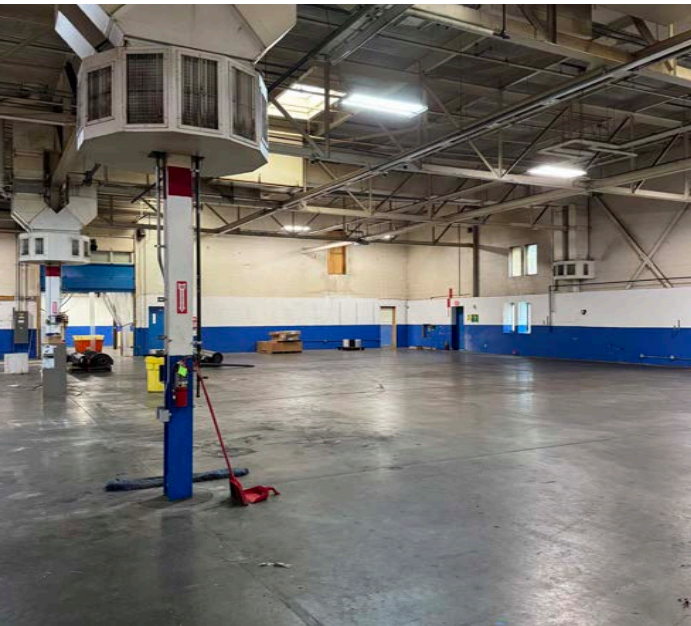
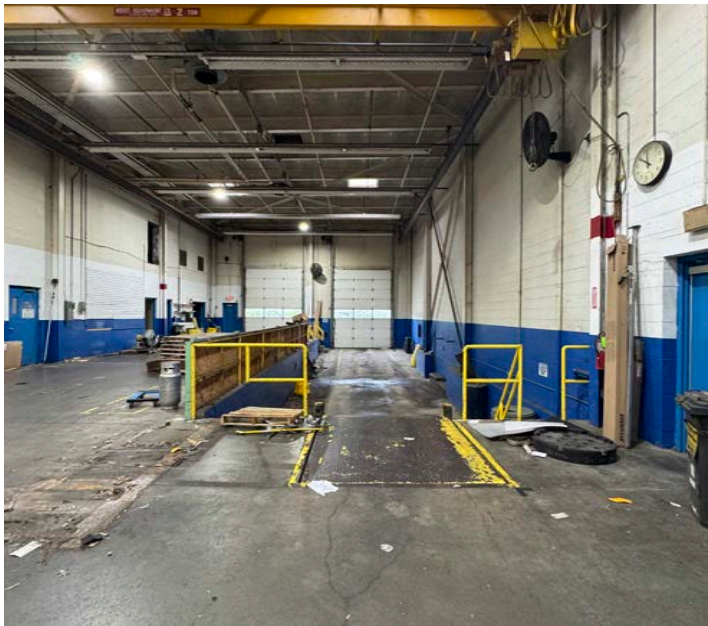
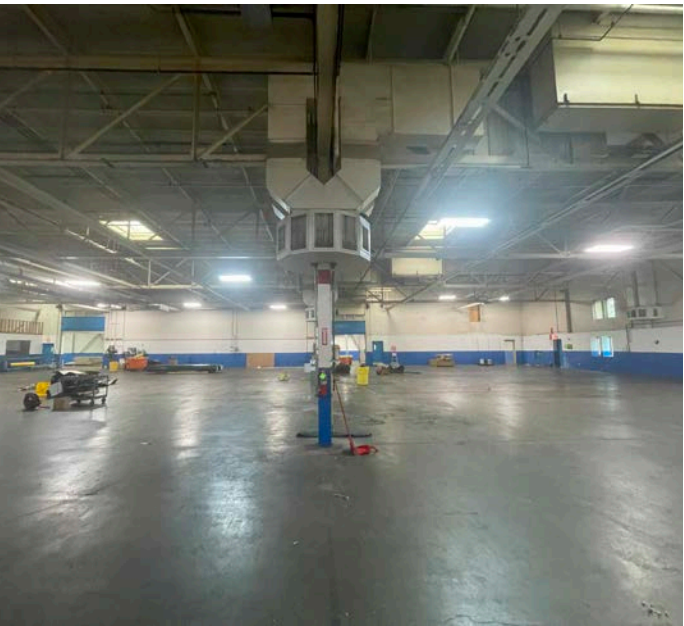
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PROPERTY OVERVIEW

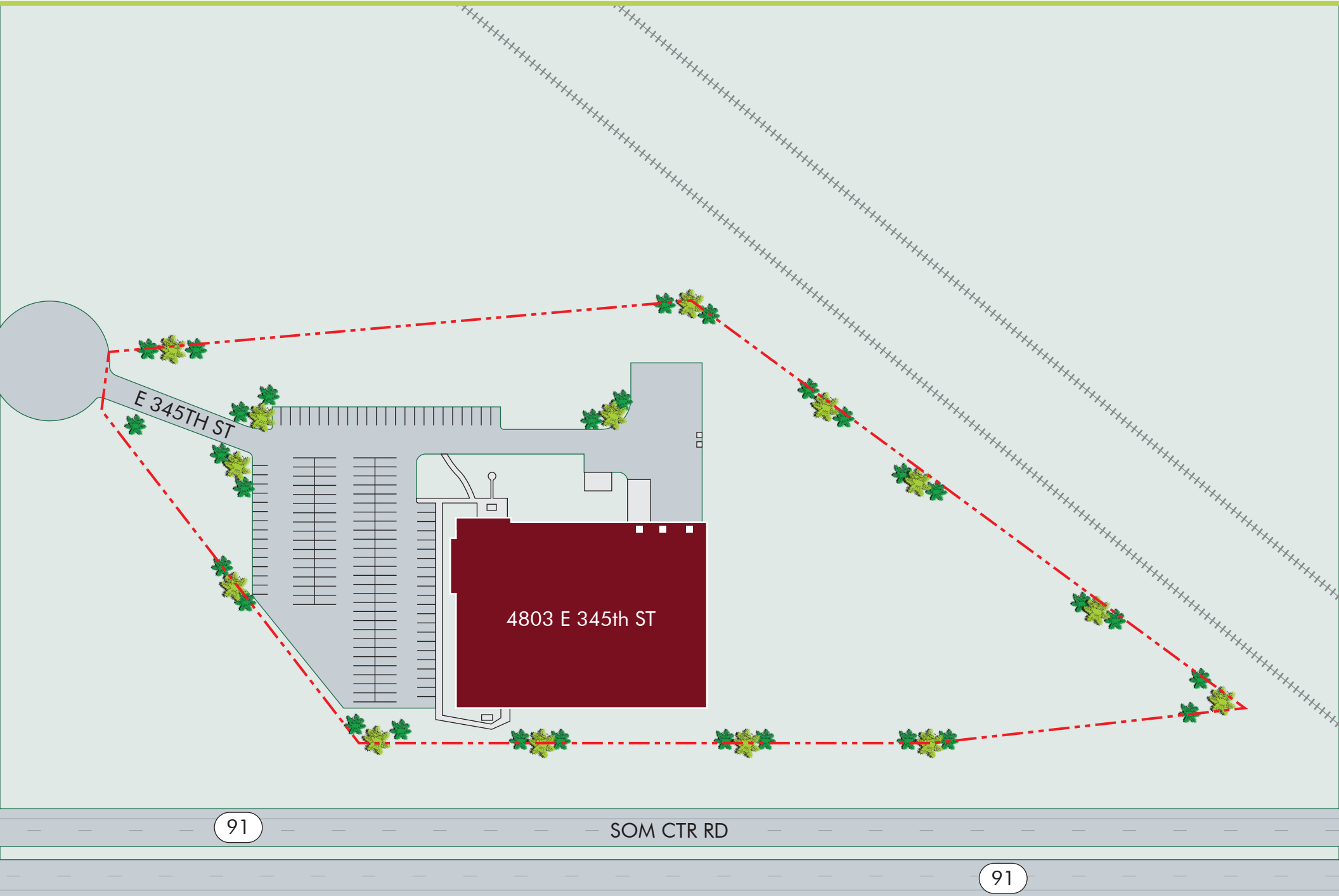
- Building Size Total: 56,181 SF
 - Manufacturing Area: 31,962 SF
 - First Floor Office: 7,200 SF
 - Second Floor - Office/Production: 9,699 SF
 - Cold Storage: 5,856 SF
 - Other Structures: 1,464 SF
- Large Site: 7.5 acres
- 2 docks (interior)
- 1 drive-in door
- 100% a/c
- Full masonry (brick) exterior
- Originally built by Swagelok
- Heavy Power: 2,500 Amp/480/240V
- Buss duct: 240V & 480V
- Compressed air lines
- Column spacing: 40' x 60'
- Clear Height: 16' with 8' truss
- Sale Price - \$3,995,000
- Lease Rate - \$5.75/SF NNN



**FREESTANDING INDUSTRIAL BUILDING
PROPERTY PHOTOS**

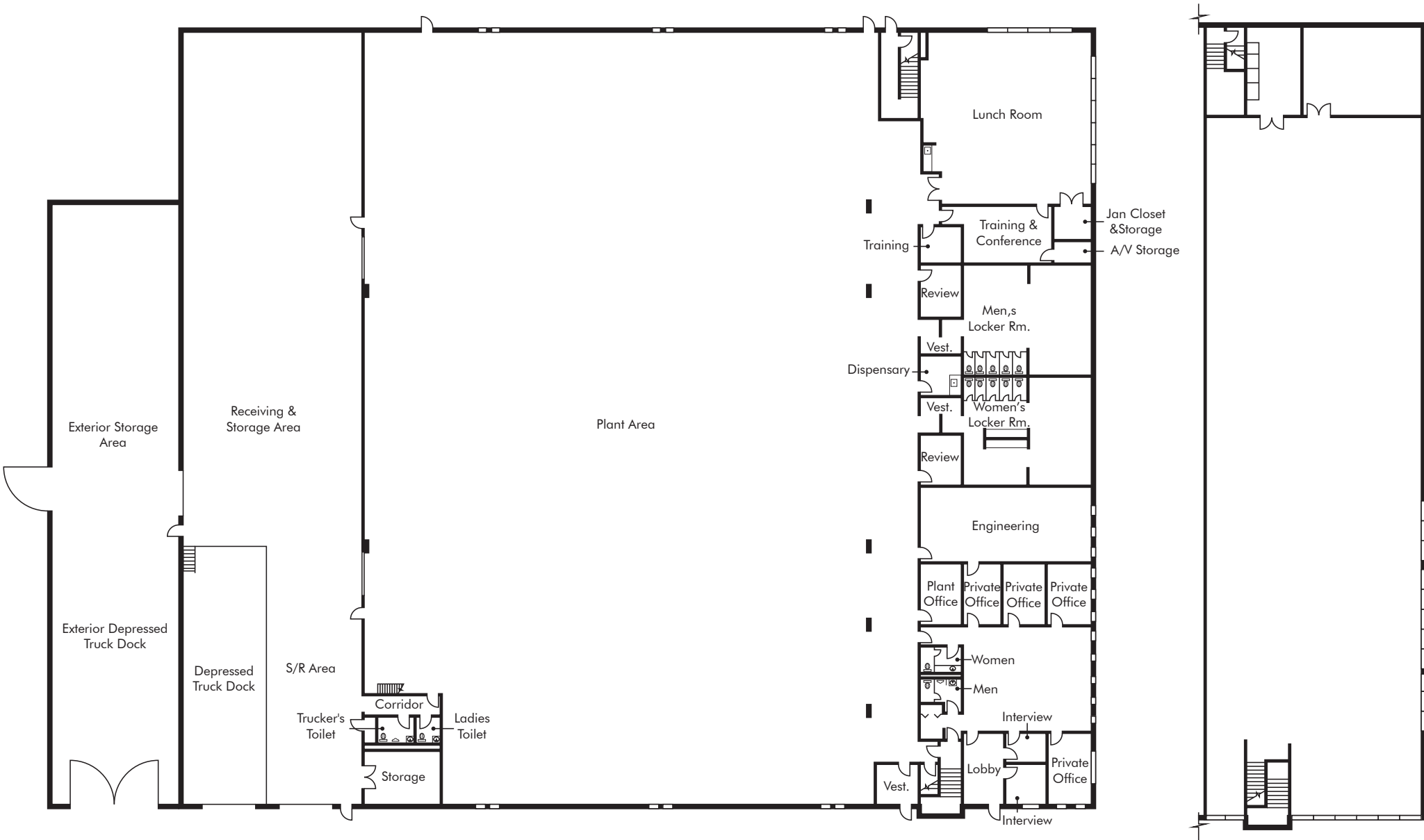


FREESTANDING INDUSTRIAL BUILDING
SITE PLAN



FREESTANDING INDUSTRIAL BUILDING

FLOOR PLAN



3.2 ACRES OF POSSIBLE EXPANSION AND/OR IOS TO RAIL AND HIGHWAY ACCESS

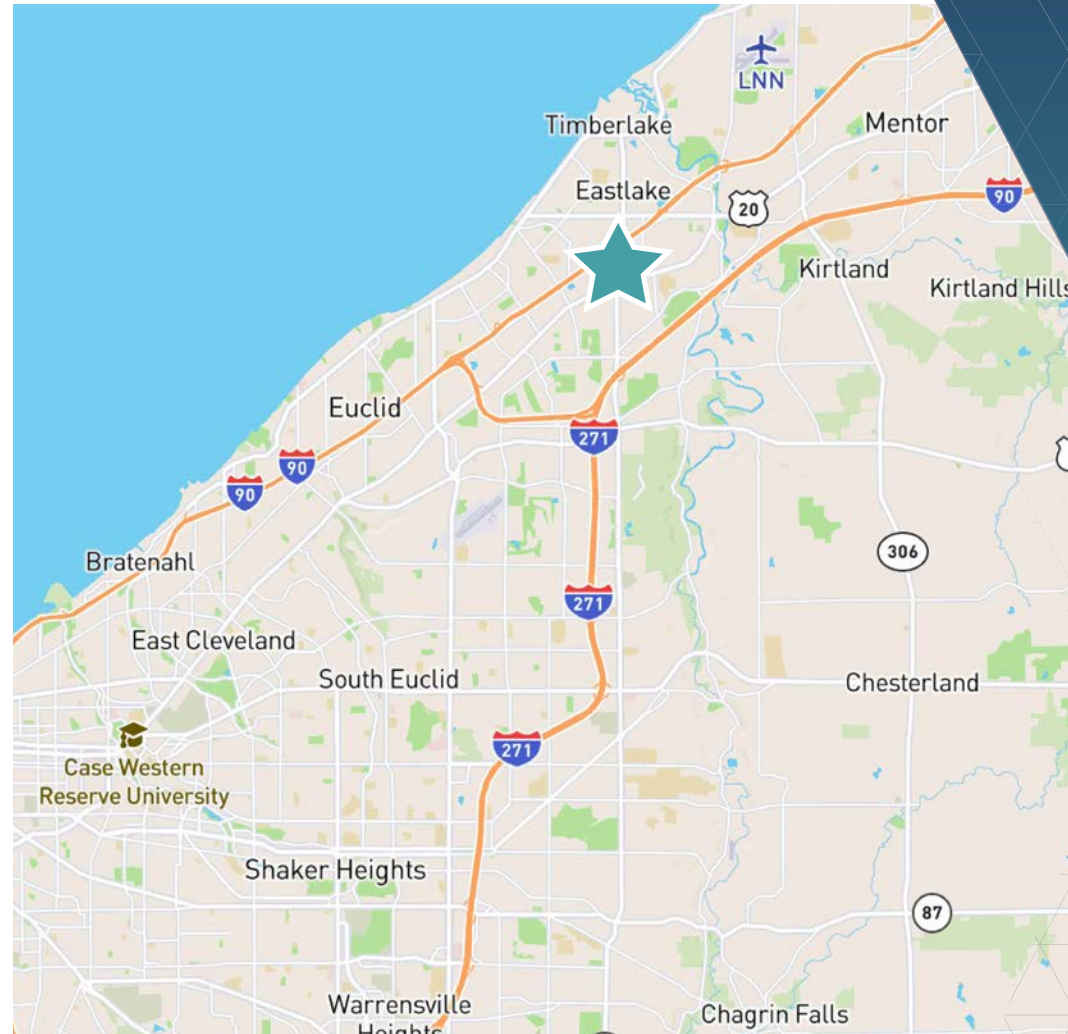


3.2 ACRES OF POTENTIAL
EXPANSION
AND/OR YARD AREA

7.5 ACRES TOTAL

Area Demographics

Demographic	1 Mile	3 Miles	5 Miles
2024 Businesses	875	2,337	4,613
2024 Employees	12,979	29,077	63,294
2024 Population	8,282	60,199	122,541
2024 Median Age	49.60	44.30	43.40
2024 Population 25 and Over	6,627	45,461	90,583
2024 Households	4,489	28,168	57,051
2024 Average Household Income	\$77,160	\$89,686	\$89,499
2024 Average Value of Owner Occ. Housing Units	\$241,882	\$246,262	\$265,876
2024 Daytime Population	16,314	56,315	114,274
Daytime Workers	12,118	28,999	56,837
Daytime Residents	4,196	27,316	57,437



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