

**UP TO 350,000 SF AVAILABLE FOR SUBLEASE**  
**3175 GILCHRIST RD, MOGADORE, OH**

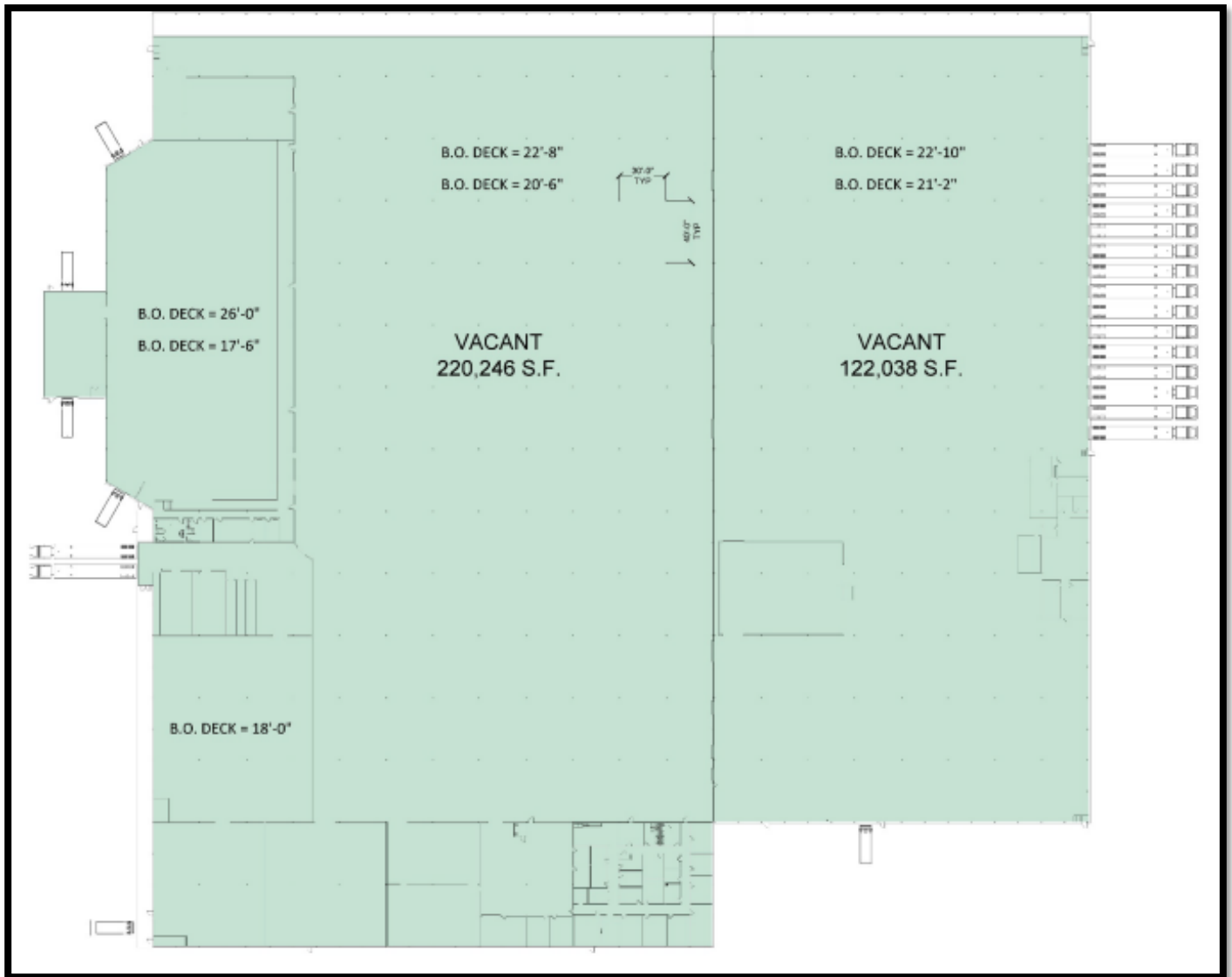


**PROPERTY HIGHLIGHTS**

AVAILABLE SPACE	120,000-350,000 SF
SUBLEASE TERM	Through 06/30/2028
ASKING RENT	\$3.75/SF NNN
CLEAR HEIGHT	22'
LOADING DOCKS	17 EXT / 8 INT
DRIVE-IN DOORS	4
POWER	HEAVY

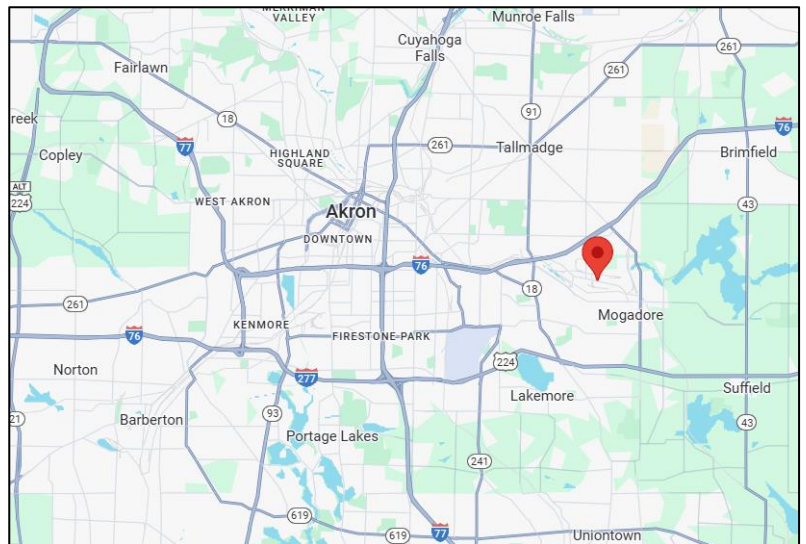
**BOWMAN ECKER | CONTACT: MARK BOWMAN | (248) 496-8181 |**  
**MBOWMAN@BOWMANECKER.COM**

# SITE PLAN



## ADDITIONAL DETAILS:

- ESFR in portions of warehouse space
- Façade and Office improvements (2017)
- Column spacing: 40'x30'
- LED lighting throughout majority of building
- Compressed air throughout building
- Office SF: Approximately 8,000 SF (includes Lab area)





# AERIAL VIEW



## ADDITIONAL DETAILS:

- Land Area: 13 Acres
- Year Built: 1964
- Parking Spaces: 100+
- Quick access to I-76 via Gilchrist Rd
- Interior rail spur – Can be reactivated



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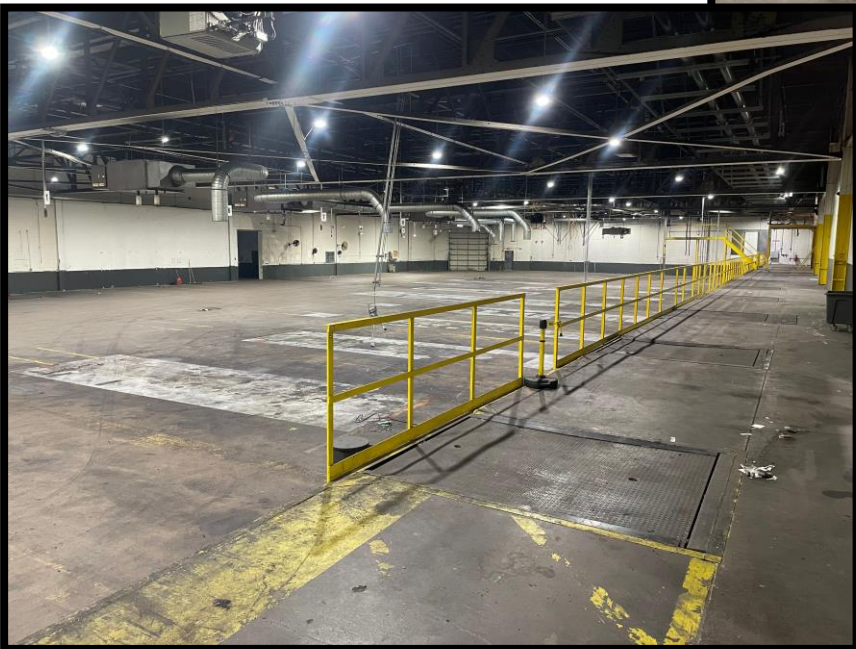
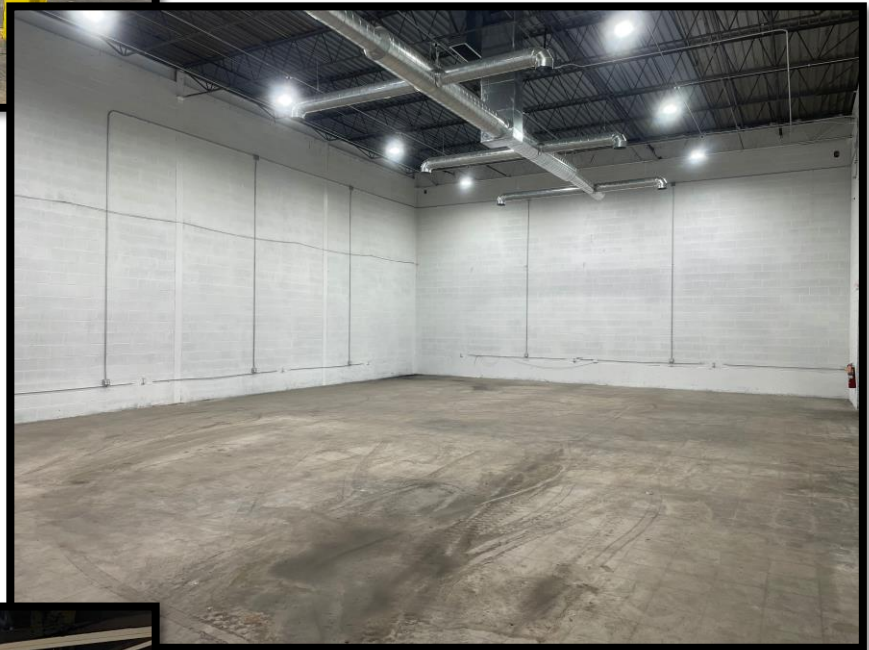
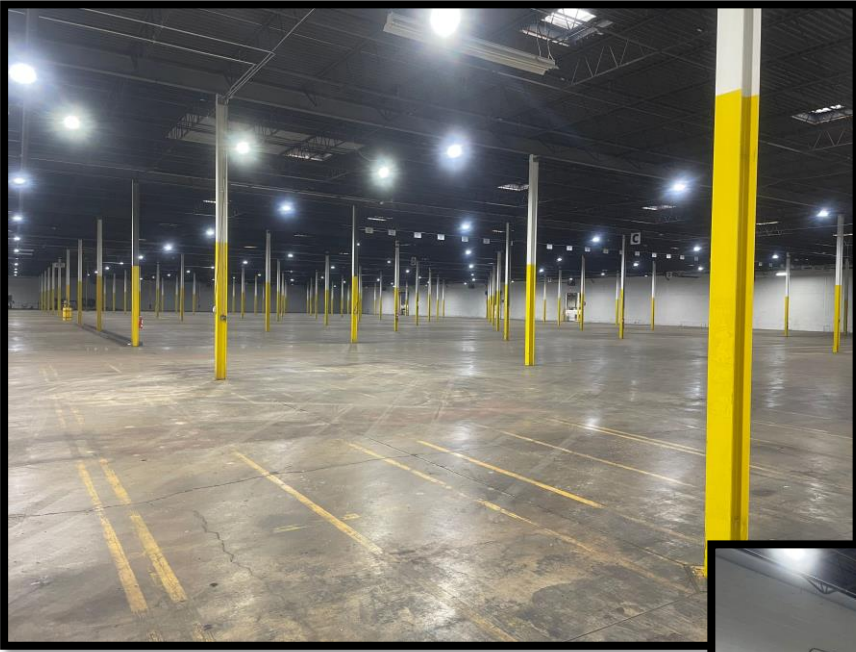
## OFFICE/LAB AREA



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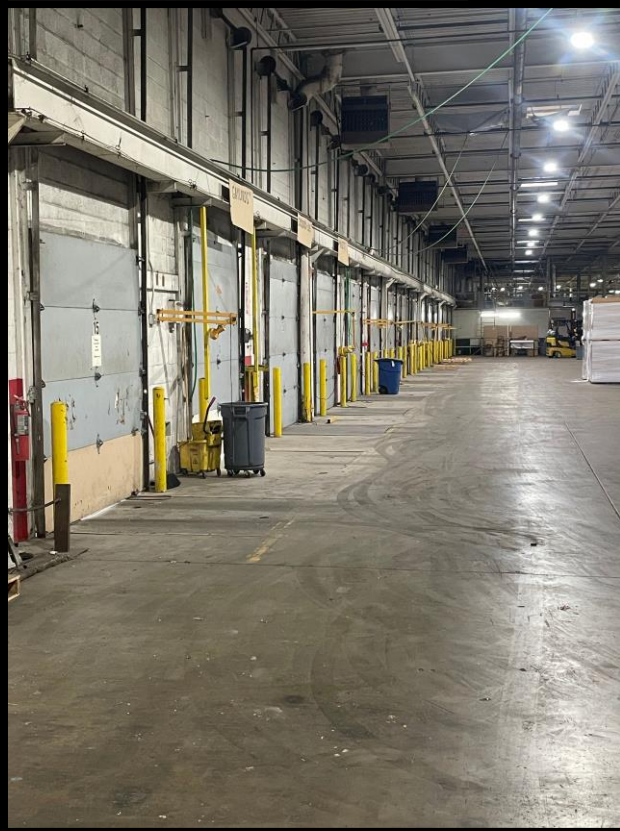
# WAREHOUSE – WEST



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# WAREHOUSE – EAST



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# EXTERIOR



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