



FOR SALE
4940 ENTERPRISE PARKWAY
SEVILLE, OH 44273
SALE PRICE: \$3,785,000



PROPERTY HIGHLIGHTS

- Available: $\pm 40,000$ SF of office
- Price per SF: \$94.00/SF
- Built in 2004, Completely updated in 2016, with elevator access
- Furniture, fixtures, and equipment are negotiable
- Signage: Available on building/monument
- Frontage: $\pm 525'$ | Depth: $\pm 380'$
- Power: 3-Phase | 480 V | 800 AMP
- Fiber at the building with backup generator
- Parking: ± 226 spaces
- Zoning: Industrial
- Highway Access: 1/4 mile from I-76 interchange and 2 miles from I-71
- Annual Real Estate Taxes: \$45,919
- Sellers are open to a sale-leaseback of 5,000 SF
- Tax Incentives may also be available



LISTING AGENTS

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PROPERTY OVERVIEW

This ±40,000 SF office/call center building is on a 4.7-acre lot with 525' of frontage and approximately 380' of depth. Built in 2004, the property currently houses First Financial Bank's corporate offices. It features beautifully finished office space, including multiple executive offices with windows on the first floor, a reception area, a bullpen, storage space, an expansive exercise room, and a kitchenette. Elevator and stair access lead to the second floor, which also features numerous private offices and cubicles. The space is furnished. With 226 parking spaces, this property presents a unique opportunity for a national or regional call center or BPO operator seeking a turnkey facility. Organizations currently operating in higher-cost markets could potentially reduce occupancy costs by relocating to this area. The building features fiber redundancy and three-phase, 480 V, 800 AMP power with a backup generator, providing technology infrastructure that could cost \$500,000+ to replicate from scratch. The sellers are also open to a 2–3-year sale-leaseback of approximately 5,000 SF of the space.

LOCATION OVERVIEW

Located in Medina County, this Seville property offers excellent regional connectivity, with convenient access to I-76, I-71, and SR-3 (Wooster Pike). The site fronts Enterprise Parkway within an established industrial and commercial park and is visible from the well-traveled SR-3 corridor. Cleveland, Akron, and Columbus are all readily accessible via nearby interstates. The surrounding area features established businesses; nearby commercial amenities include a Dollar Tree, multiple gas stations, and a nearby daycare, offering convenient services for employees and visitors.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	2,295	6,921	20,713
Total Units	1,060	3,089	8,920
Median Income	\$88,089	\$92,809	\$96,692

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

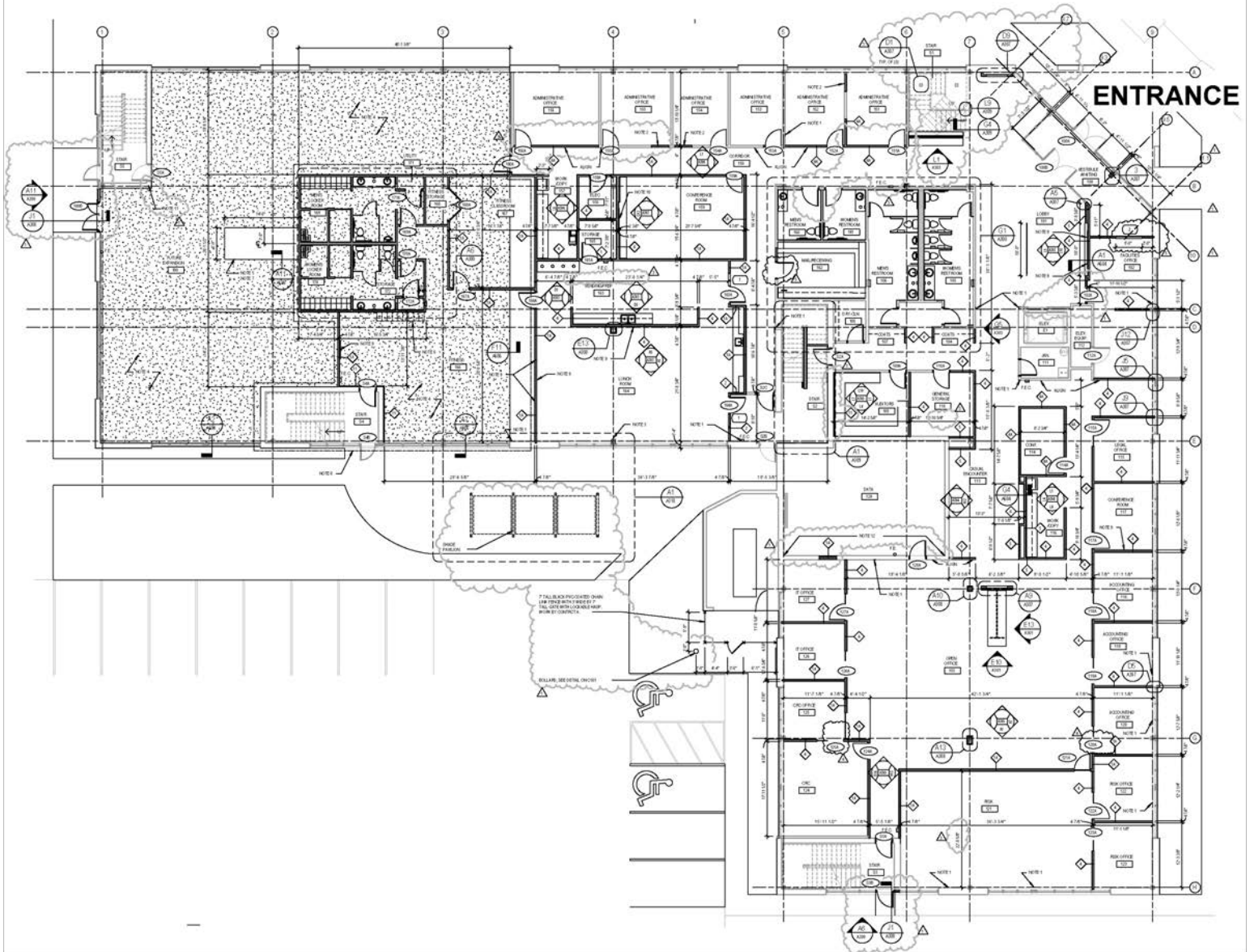


RARE CLASS A OFFICE SPACE AVAILABLE IN SEVILLE



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FIRST FLOOR

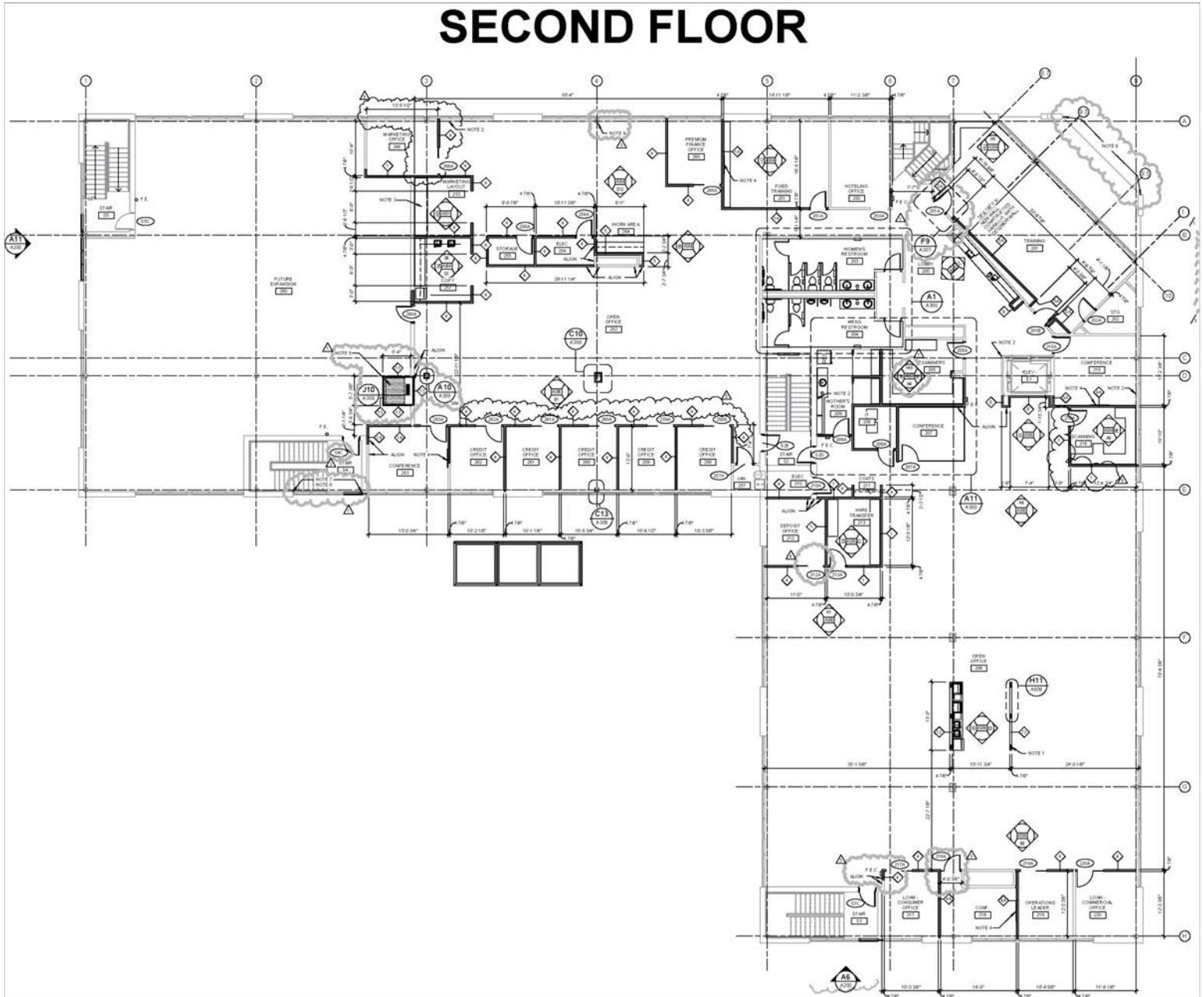


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SECOND FLOOR



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