



# 4402 HARTMAN LANE

FOR SALE AND LEASE

EXCLUSIVELY OFFERED BY







## ASSET OVERVIEW

### ADDRESS:

4402 Hartman Lane, Batavia, Ohio 45103

### MUNICIPALITY:

Batavia Township

### ELECTRIC SERVICE:

3-Phase 480V

### YEAR BUILT:

2015

### BUILDING PROFILE:

8,763 square feet

### VISIBILITY:

Excellent exterior building and monument signage opportunity facing State Route 32 with average daily traffic in excess of 32,000 vehicles.

### MEDICAL EQUIPMENT AND FURNITURE:

Existing furniture, fixtures, and equipment could be available to tenant or buyer.

### PARKING:

43 spaces existing today

### ACREAGE:

1.15

### CEILING HEIGHT:

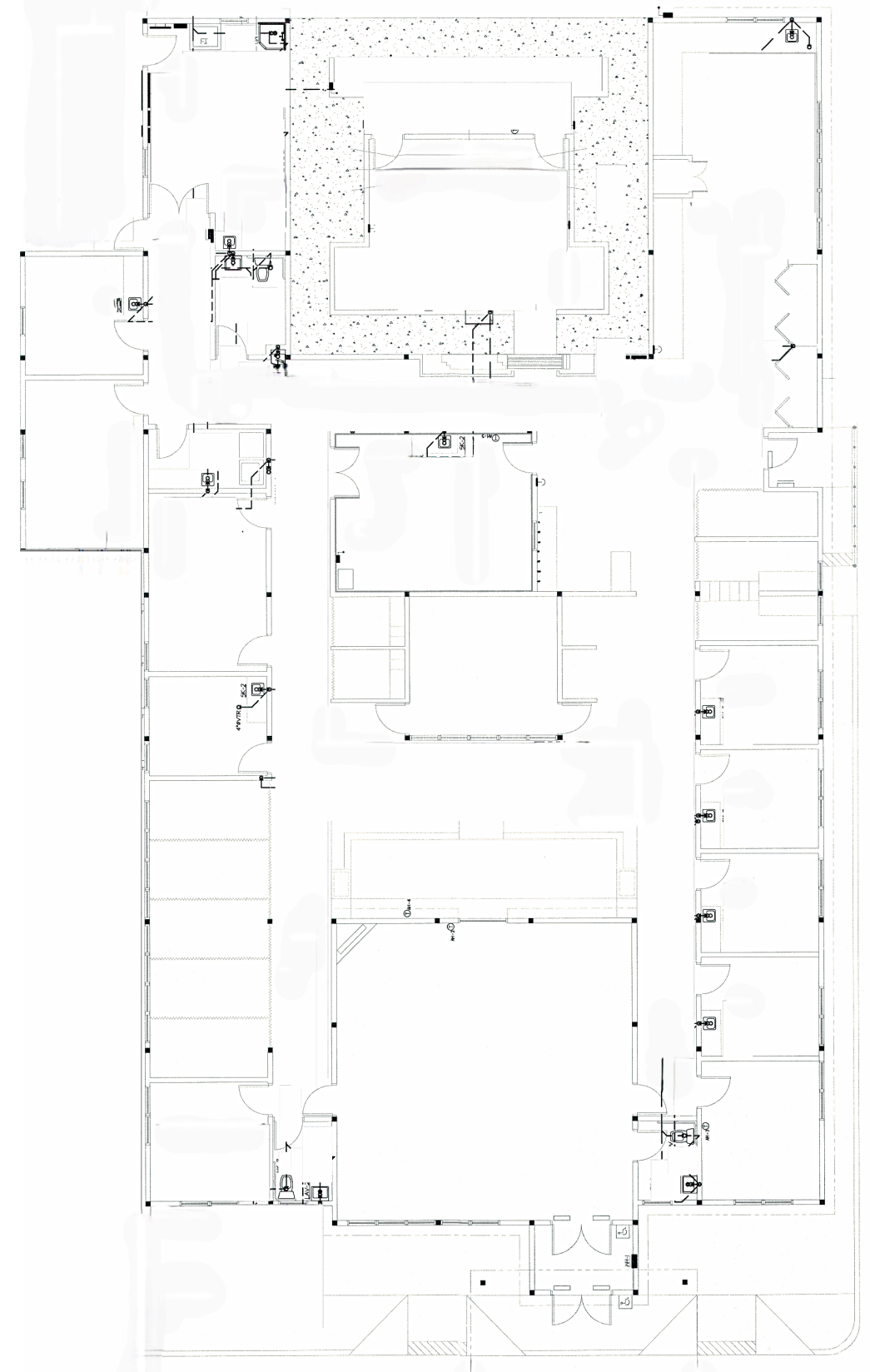
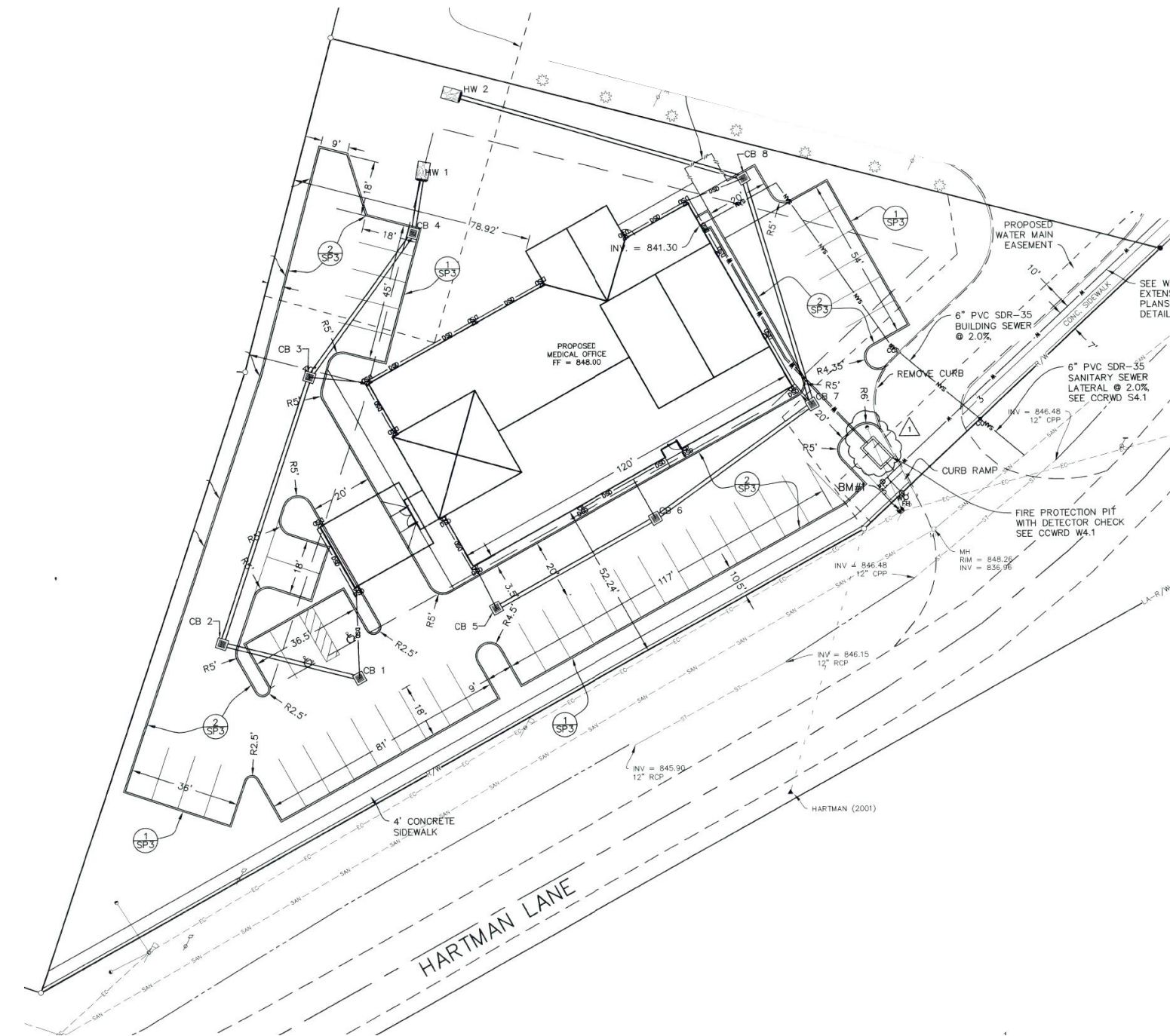
Between 10' - 18' to ceiling grid.

### CANOPY AREA:

Property contains a +/-600 square foot covered canopy for ease of client/patient access.



# FLOOR & SITE PLANS





# PROPERTY IMAGERY



VIEW DRONE VIDEO



TAKE A 360° VIRTUAL TOUR







**Jacob Stammen**

513-898-9088

[jacob@sqftcommercial.com](mailto:jacob@sqftcommercial.com)

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