

Great Space for Lease in the City of Green



3755 Boettler Oaks (A1+B)

Uniontown, OH 44685

OFFERING FREE RENT INCENTIVES

Property Features

- **Lease Price:** \$9.50 SF MG plus CAM
- **3755 Unit A1 & B:**
 - 11,550 SF (divisible)
 - Drive-in Doors: (2) 10' x 10'
 - Potential expansion of 2,750 SF using Unit A-2
 - Ideal clean climate controlled space for office, light manufacturing/warehouse use
- **Year Built:** 1999-2001
- **Stories:** 1
- **Zoning:** I - General Industrial
- **Construction:** Masonry / Steel
- **Parking:** 200 + Spaces



Excellent opportunity to lease in the City of Green. Great access to highway (I-77 1/2 mile) and other amenities. Spaces can be utilized for office, warehouse, or other flex type uses.

Bob Raskow, SIOR

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Scott Raskow

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UNIT A1&B

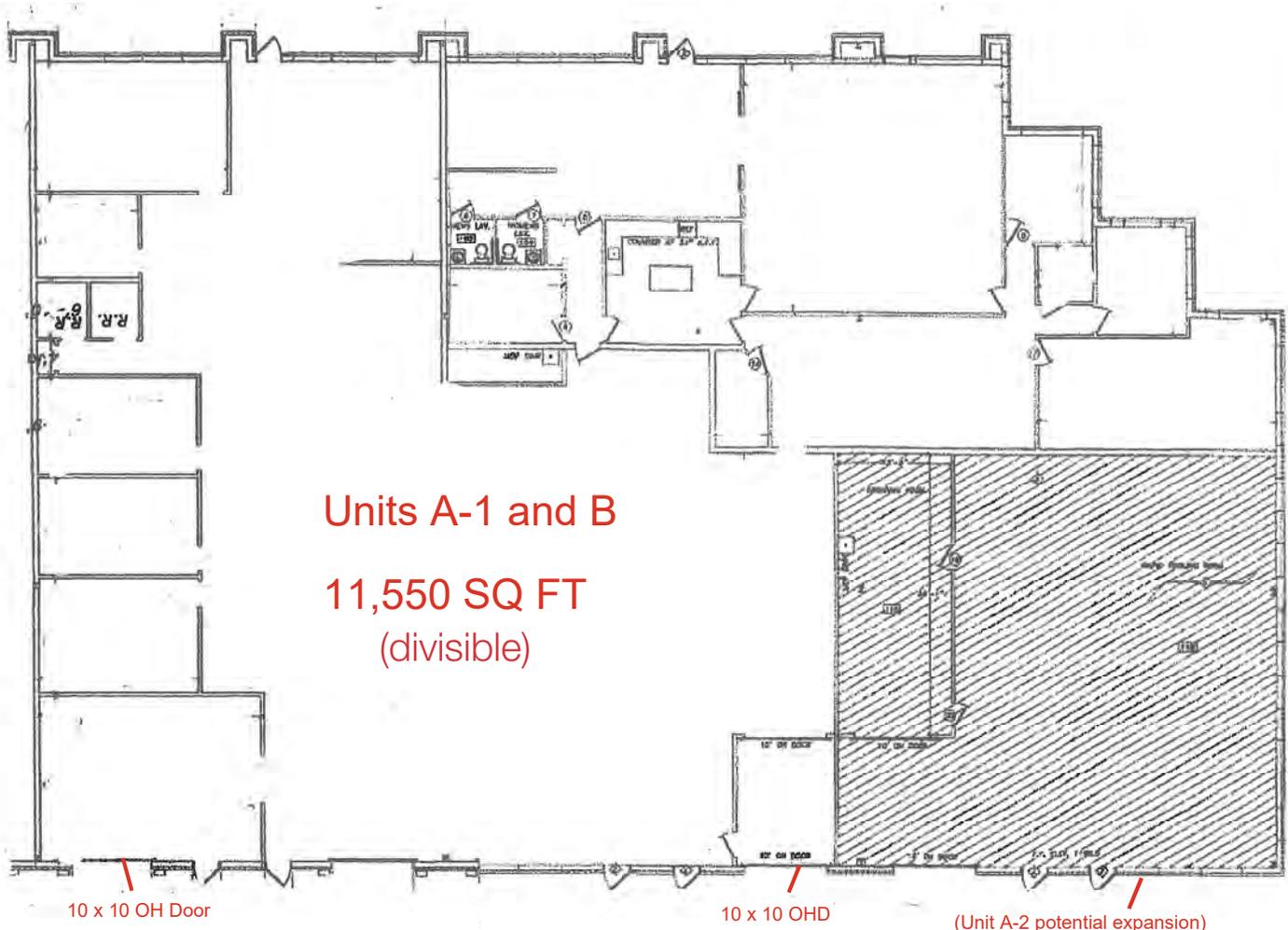
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Units A-1 and B

11,550 SQ FT
(divisible)

10 x 10 OH Door

10 x 10 OHD

(Unit A-2 potential expansion)

UNIT A1&B

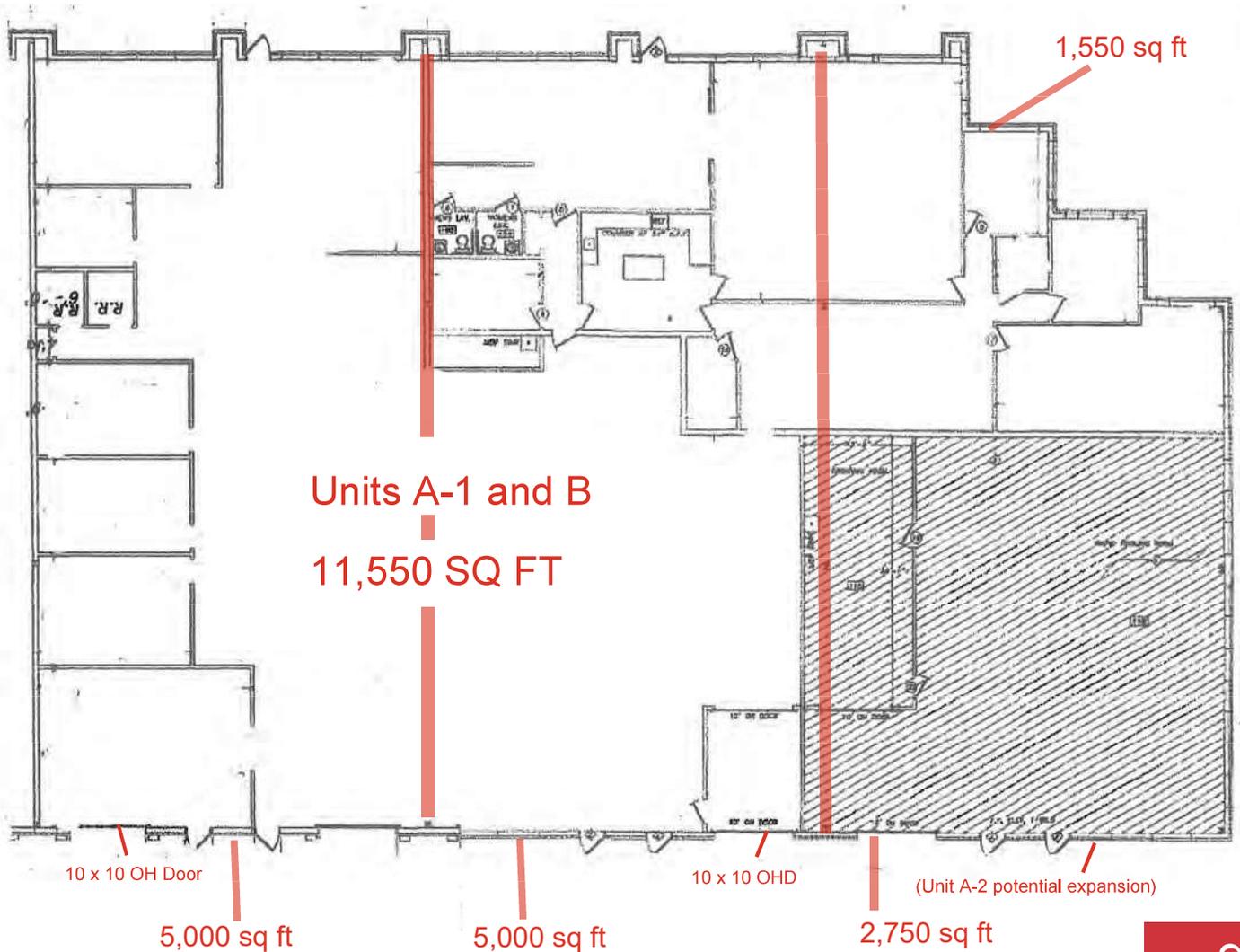
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UNITS POTENTIAL DIVISION PLAN

UNIT A1&B

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LEASE DETAILS: LEASE PRICE: \$9.50 SF plus CAM

NOTE: OWNERSHIP OPEN TO INCREASING WAREHOUSE AREA IF REQUIRED

PROPERTY DETAILS:	3755 BOETTLER OAKS - Unit A1 & B:	11,550 SF (divisible)
	Potential expansion using Unit A2	2,750 SF
	YEAR BUILT/RENOVATED:	1999 - 2001
	ZONING:	I - General Industrial
	BUILDING CONSTRUCTION:	Masonry/Steel
	BUILDING CONDITION:	Excellent
	PARKING:	200+ Spaces
	TOTAL ACRES:	6.36 +/-
	FRONTAGE:	290'
	HVAC:	100% Air-Conditioned
	HEAT:	Forced Air
	GAS:	Dominion East Ohio
	WATER:	Aqua Ohio
	SEWER:	D.O.S.S.S.
	ELECTRIC:	First Energy
	PHONE:	AT&T
	INTERNET:	Spectrum
	INTERCHANGE/ DISTANCE:	I-77/ 0.5 miles

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