

Great Space for Lease in the City of Green



NOTE:
Ownership will consider increasing warehouse area if required

3743-3755 Boettler Oaks

Uniontown, OH 44685

OFFERING FREE RENT INCENTIVES

Property Features

- **Lease Price:** \$11.50 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
- **3755 Unit D2:** 2,500 SF
- **3755 Unit G:** 4,300 SF
Office/Warehouse with 10' x 10' OH door
- **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.

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UNIT A1&B

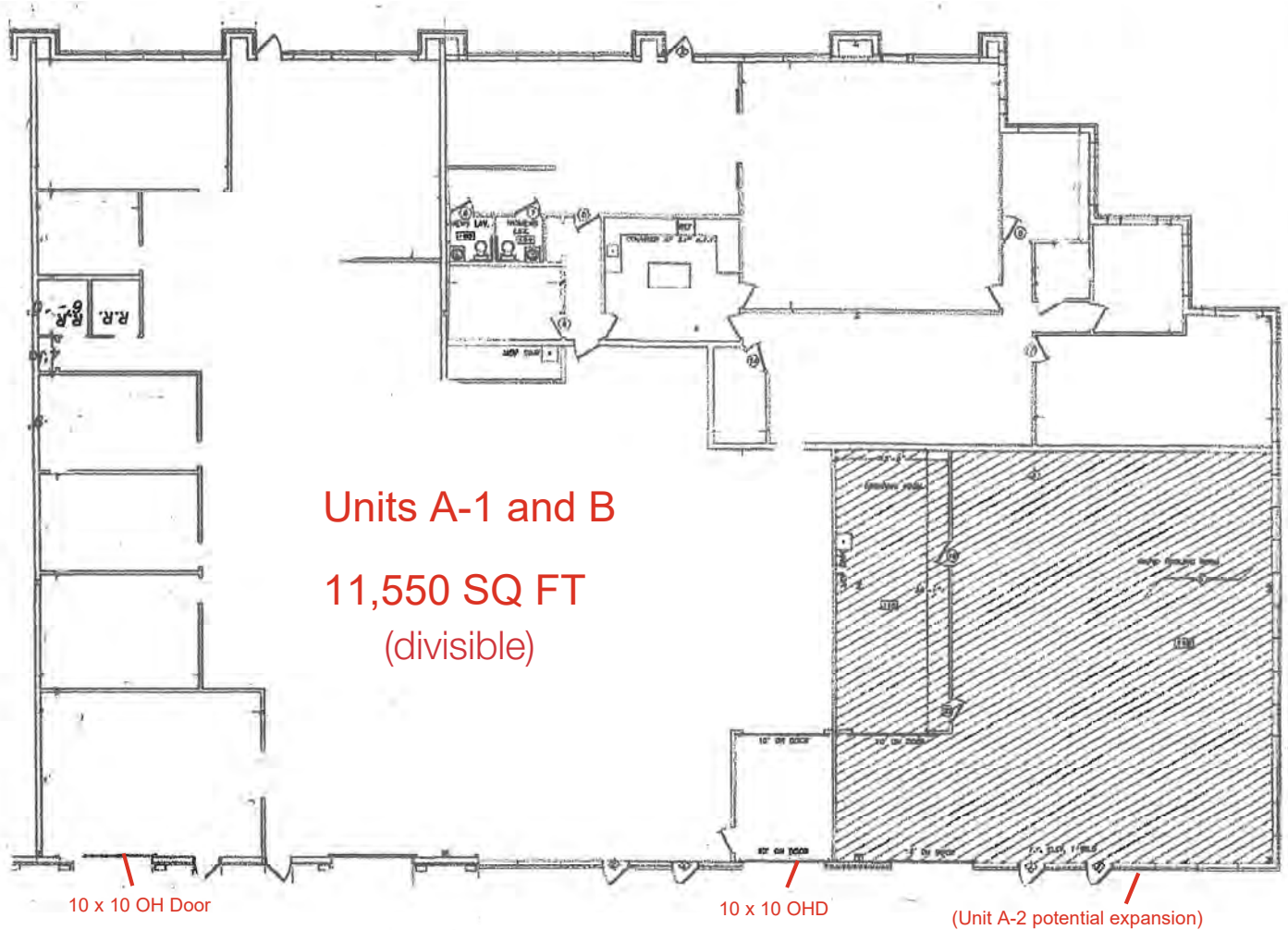
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UNIT A1&B

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UNIT D2

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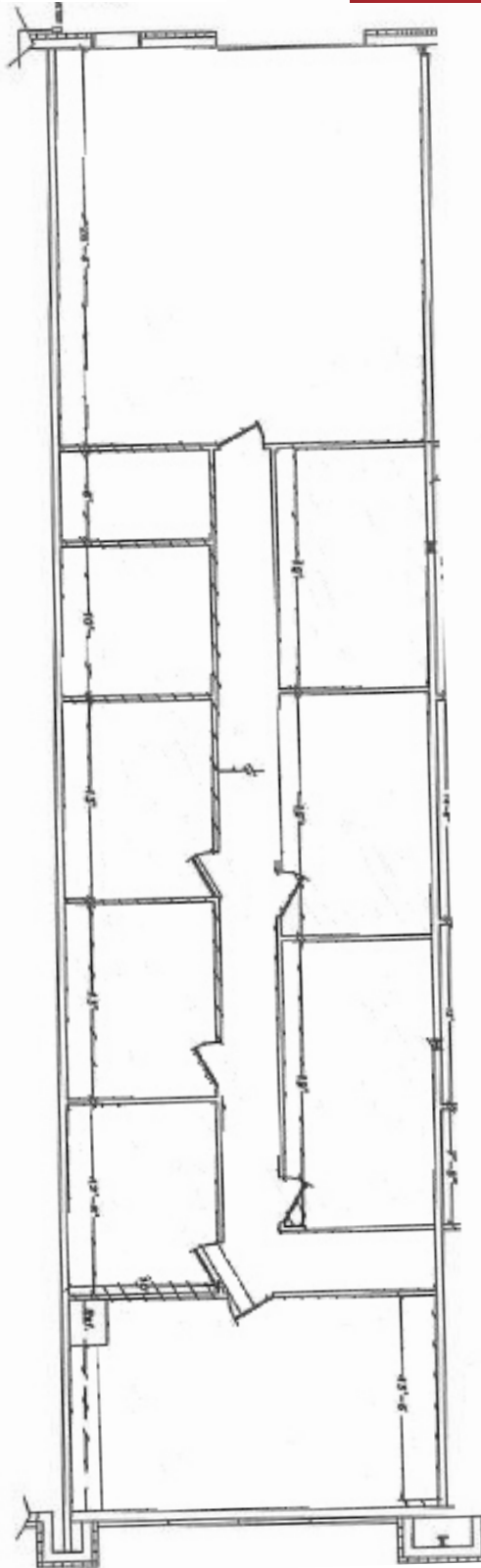
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3755

UNIT D2
2,500 SF



UNIT D2

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UNIT G

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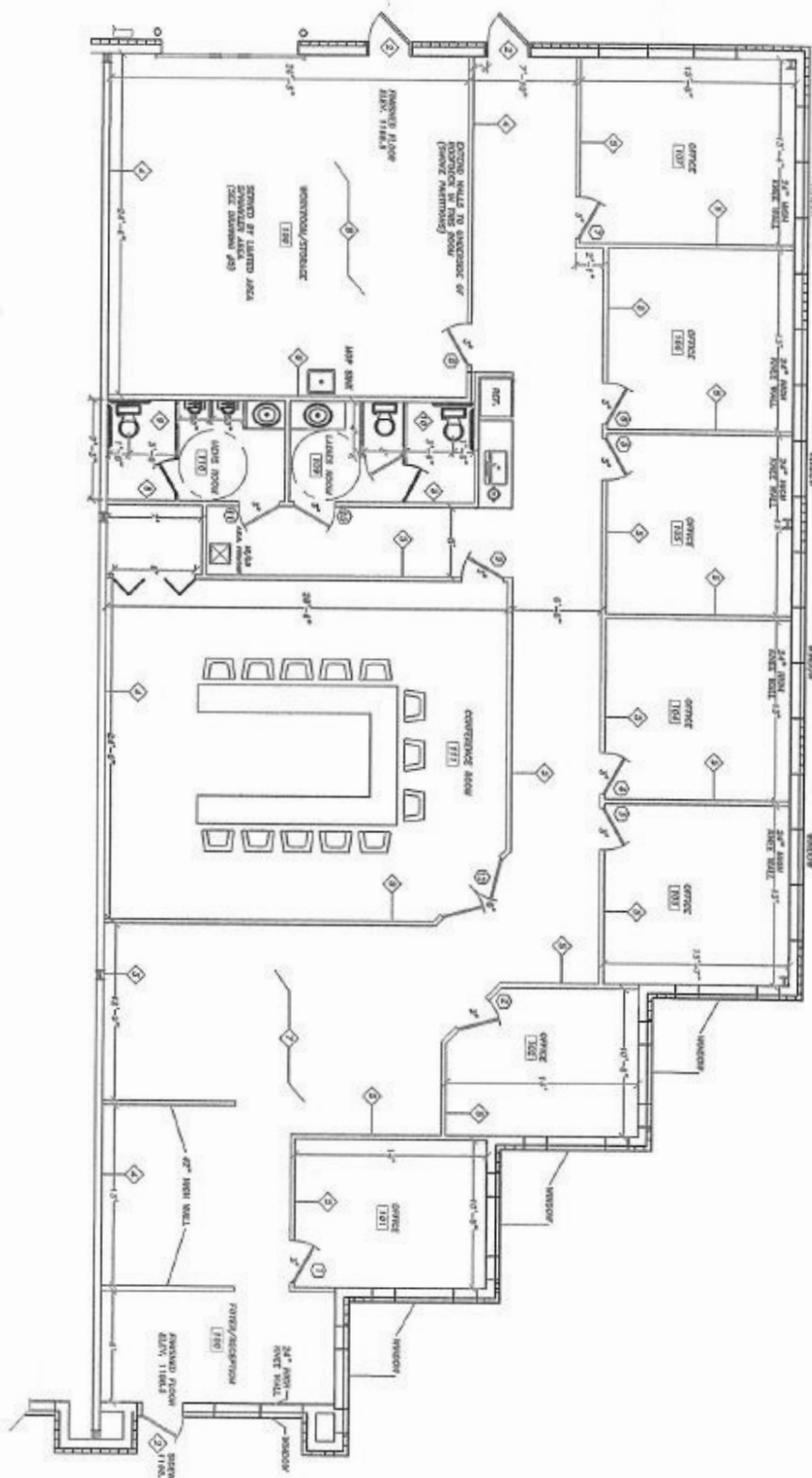
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3755

UNIT G
4,300 SF



UNIT G

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OFFERING FREE RENT INCENTIVES

LEASE DETAILS: **LEASE PRICE:** \$11.50 SF plus CAM

NOTE: **OWNERSHIP OPEN TO INCREASING WAREHOUSE AREA IF REQUIRED**

PROPERTY DETAILS:	3755 BOETTTLER OAKS - Unit A1 & B:	11,550 SF (divisible)
	Potential expansion using Unit A2	2,750 SF
	3755 BOETTTLER OAKS - Unit D2:	2,500 SF
	3755 BOETTTLER OAKS - Unit G:	4,300 SF
	YEAR BUILT/RENOVATED:	1999 - 2001
	ZONING:	I - General Industrial
	BUILDING CONSTRUCTION:	Masonry/Steel
	# OF BUILDINGS:	2
	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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