

AVAILABLE FOR LEASE

51,300 SF INDUSTRIAL WAREHOUSE SPACE

1350 Moore Road | Avon, Ohio


Estimated Operating Expenses


Real Estate Taxes	\$1.03/SF
Insurance	\$0.18/SF
CAM and Property Management	\$0.38/SF
Total Expenses	\$1.59/SF

*Assumes a single tenant will pay all utilities directly and assume any snow and ice removal expenses.

LEASE RATE: \$7.00/SF NNN

HIGHLIGHTS

 **Building Size**
109,075 SF on 8 Acres


 **Available Space**
Warehouse Space: 48,085 SF
Office Space: 3,215 SF

Total Space: 51,300 SF

 **Excellent Location**
One of Ohio's Fastest Growing Communities

 **Clearance Height**
27 Feet

 **Docks/Drive-in Doors**
4 Docks with Levelers (9' x 10')
1 Drive-in Doors (10' x 14')

 **Highway Proximity**
Close to I-90



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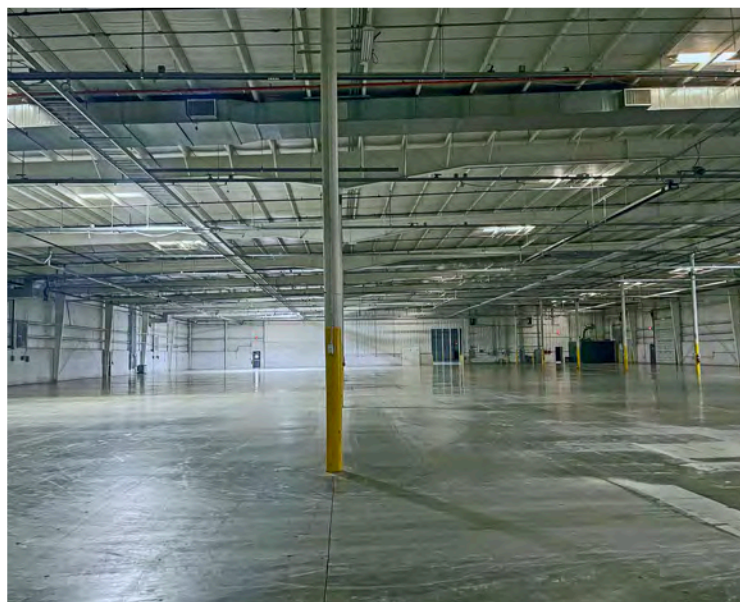
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Terry **COYNE**.com

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Additional Highlights



Year Built
1997



Power
1600 Amp



Parking
350 Automobile Parking Spaces



Truck Court
For Ample Truck Storage



OFFICE
3,215 SF

WAREHOUSE
48,085 SF

AVAILABLE

LEASED

Available Space

- Warehouse
- Office

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Warehouse Photos







