

INVESTMENT OPPORTUNITY



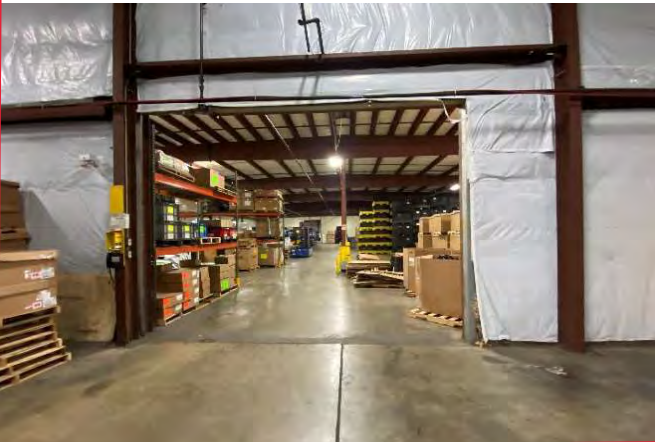
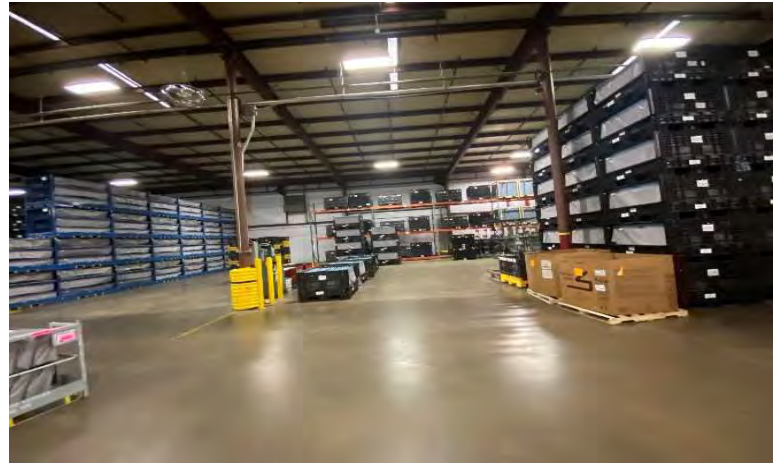
72,500 Sq. Feet Office / Warehouse

964 Benton Road
Salem, OH 44460





Tremendous investment opportunity to own a fully leased 72,500 SF office/ warehouse facility situated on over 15 acres of land in the heart of Salem, Ohio.





Over 700 Office Locations Worldwide



OFFERING PRICE: \$4,650,000

Highlights

- Zoning: M-2 (General Industrial District)**
- Lot Size(+/-): 15.17 Acres**
- Frontage: 1,114 on Benton Road**
- Building Size(+/-): 72,500 (68,500 warehouse, 4,000 office)**
- Dock Doors.11, Parking:(+/-) 100**
- Entire building fully sprinklered**
- Clear ceiling height up to 24'**



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