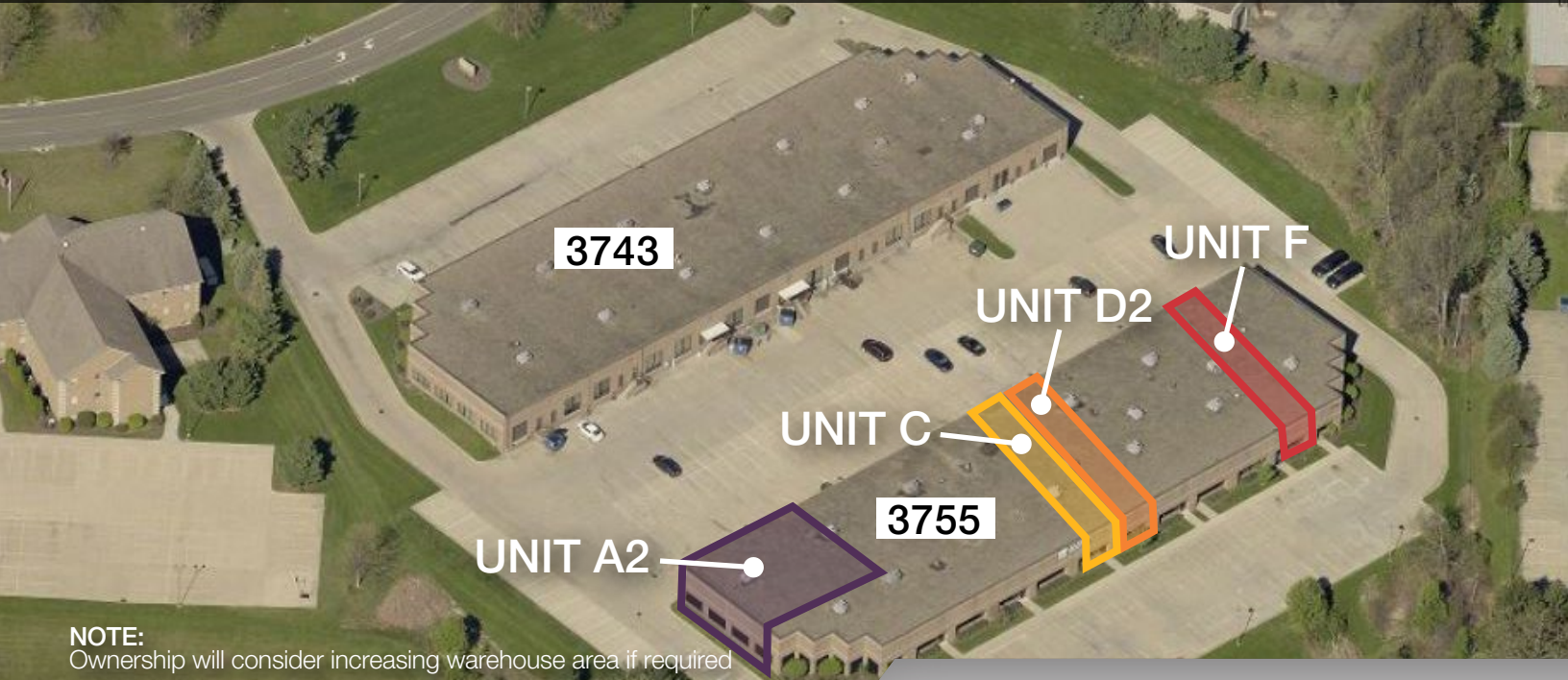


## Great Space for Lease in the City of Green



**NOTE:**  
Ownership will consider increasing warehouse area if required

## 3743-3755 Boettler Oaks

Uniontown, OH 44685

## OFFERING FREE RENT INCENTIVES

### Property Features

- **Lease Price:** \$9.50 - \$11.50 SF MG plus CAM
- **3755 Unit A2:** 2,750 SF (*fully air-conditioned warehouse*)  
Drive-in Doors: (1) 10' x 10'
- **3755 Unit C:** 2,500 SF  
Drive-in Doors: (1) 8' x 10'
- **3755 Unit D2:** 2,500 SF
- **3755 Unit F:** 2,500 SF - Available Fall 2025
- **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**  
330 697 6818  
braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com

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**UNIT A2**

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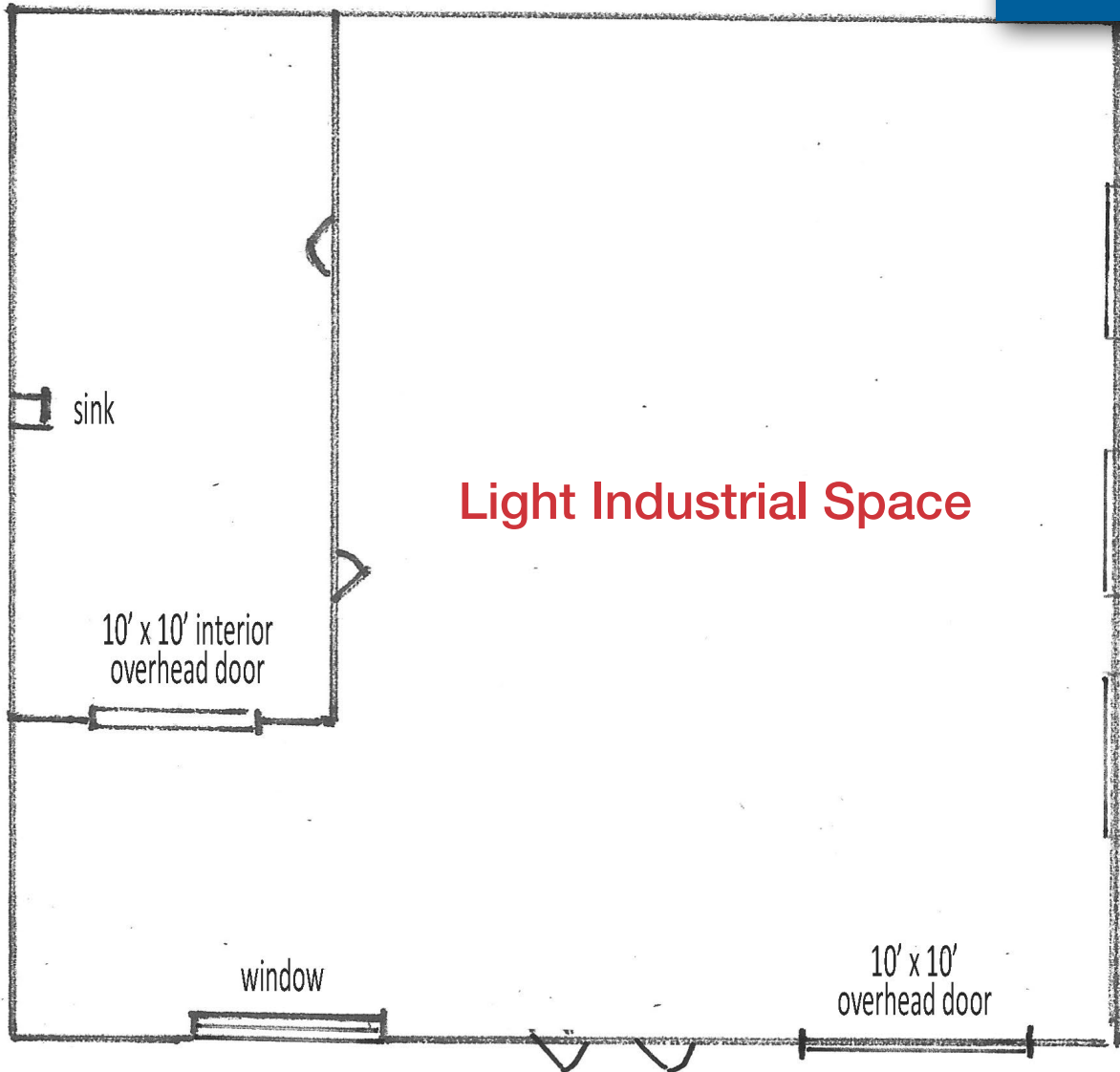
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3755

**UNIT A2**  
**2,750 SF**



**UNIT A2**

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**UNIT D2**

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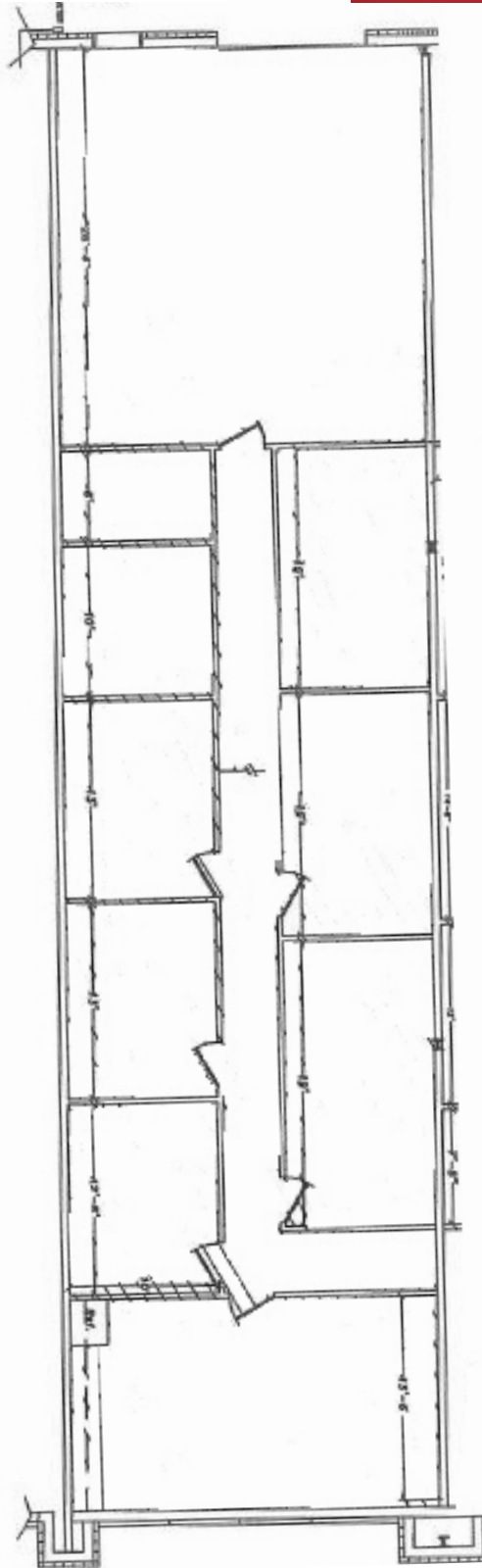
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**3755**

**UNIT D2  
2,500 SF**



**UNIT D2**

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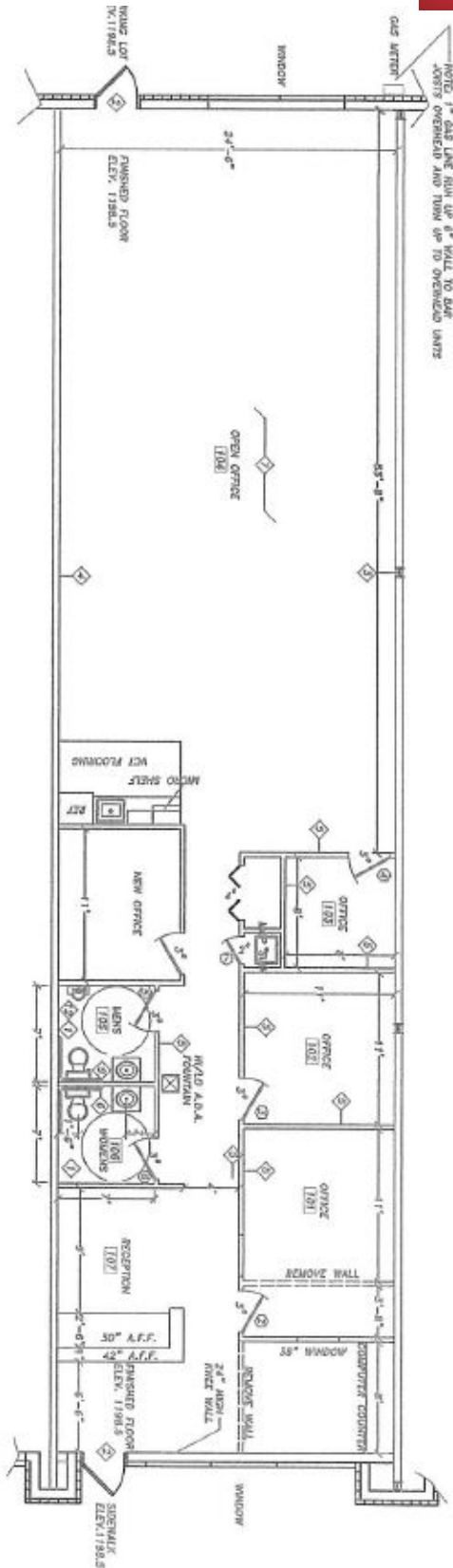
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**3755**

**UNIT F  
2,500 SF**



**UNIT F**

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## SITE



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**OFFERING FREE RENT INCENTIVES**

LEASE DETAILS: LEASE PRICE: \$9.50 - \$11.50 SF plus CAM

NOTE: OWNERSHIP OPEN TO INCREASING WAREHOUSE AREA IF REQUIRED

PROPERTY DETAILS:	3755 BOETTLER OAKS - Unit A2:	2,750 SF
	3755 BOETTLER OAKS - Unit C:	2,500 SF
	3755 BOETTLER OAKS - Unit D2:	2,500 SF
	3755 BOETTLER OAKS - Unit F:	2,500 SF - Available Fall 2025
	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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