

ALVADA CONSTRUCTION

2959 S. US Highway 23, Alvada, OH 44802

RK



Offering Summary

Sale Price:	\$2,900,000
Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	40,662 SF
Lot Size:	8.42 Acres
Year Built:	2001
Renovated:	2005
Zoning:	Industrial
Submarket:	Outside Metro Area

Property Overview

- Industrial campus, ample outside storage/trailer drop, three industrial buildings and executive style offices on 8.42 acres
- 12,111 SF industrial shop
- 8,750 SF industrial warehouse
- 1,100 SF wash bay
- 10,701 SF office space
- Can be purchased for end user or investment for multi-tenant
- LED lighting upgrade for parking lot
- Lot fully stoned and fenced with automatic gate

Location Overview

- Located at the intersection of US-23 and US-224

Lynette Reichle, SIOR

419.794.1114

lreichle@rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors

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Sale Price	\$2,900,000
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Lease Rate	\$5.00 SF/Yr
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Building Information

Building Size	40,662 SF
Office Size	18,701
Tenancy	Single
Year Built	2001
Renovated	2005
Building Class	A
Condition	Excellent
Construction Status	Existing
Column Spacing	Clear Span
Floor Drains	Yes
Clear Ceiling Height (Min)	16 ft
Clear Ceiling Height (Max)	18 ft
Lighting	Fluorescent, LED
Climate Controlled	Yes
Heat System Description	Gas-forced air
Restrooms	8 total in 4 buildings
Mezzanine	In warehouse

Property Details

Property Type	Industrial
Secondary Property Type	Manufacturing
Zoning	Industrial
Acreage	8.42 Acres
Annual Real Estate Taxes	\$13,873.48
Annual Real Estate Taxes / SF	\$0.34/SF
Parcel Number(s)	I34000537360000
# of Buildings	4

Location Information

County	Seneca
Municipality	Loudon Township
Submarket	Outside Metro Area
Cross Streets	US-224

Utilities

Internet Provider	Bascom Telecom
Power Provider	AEP
Power Description	Industrial = 480 volt, 3-phase
Fuel Provider	Columbia Gas
Water Provider	Well
Water Description	Sewer - City

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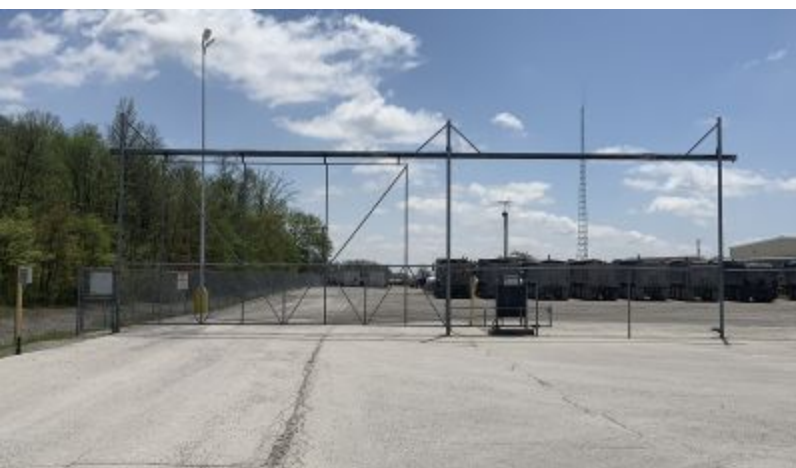


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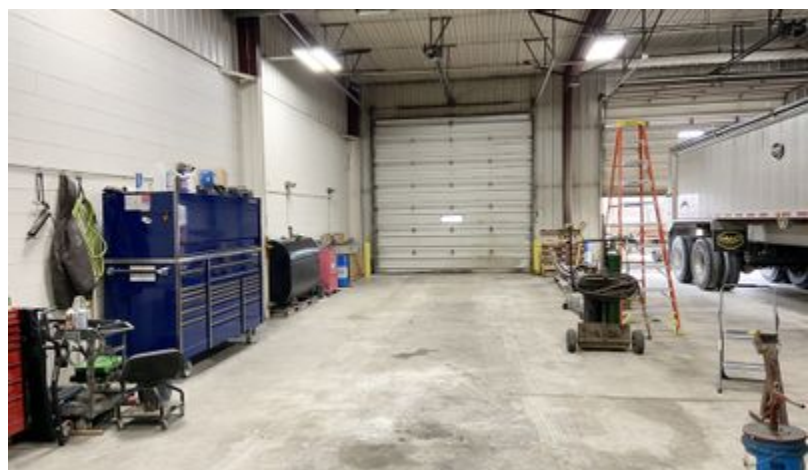
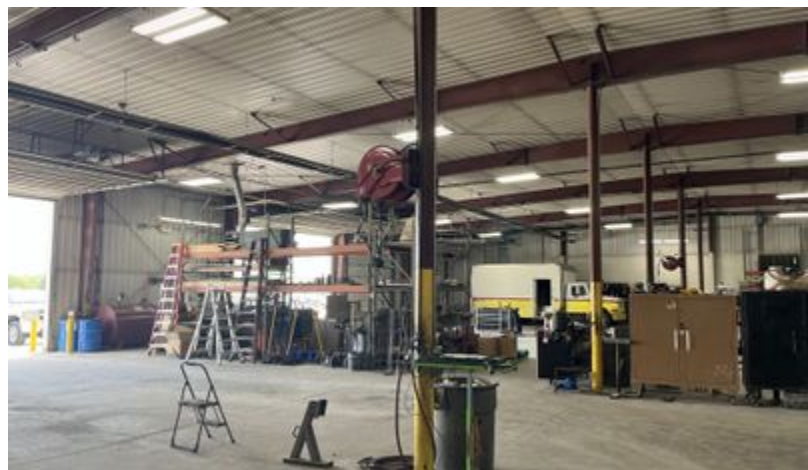
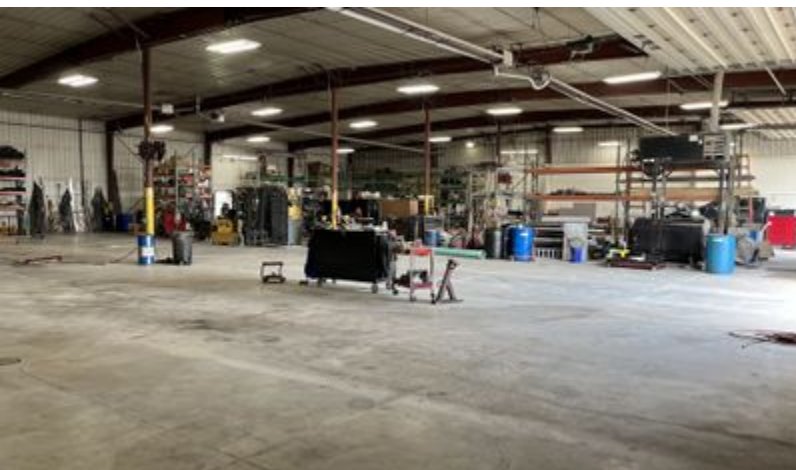


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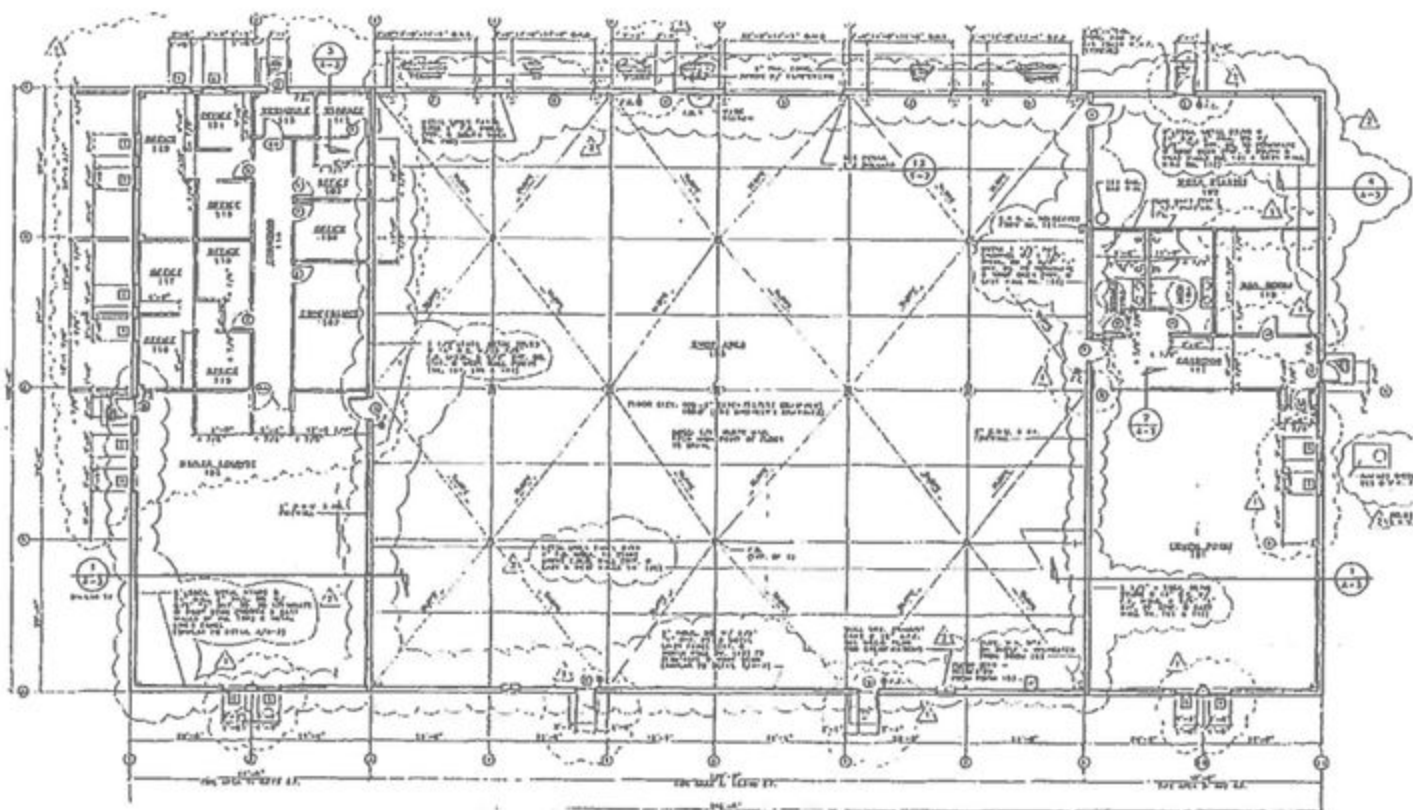


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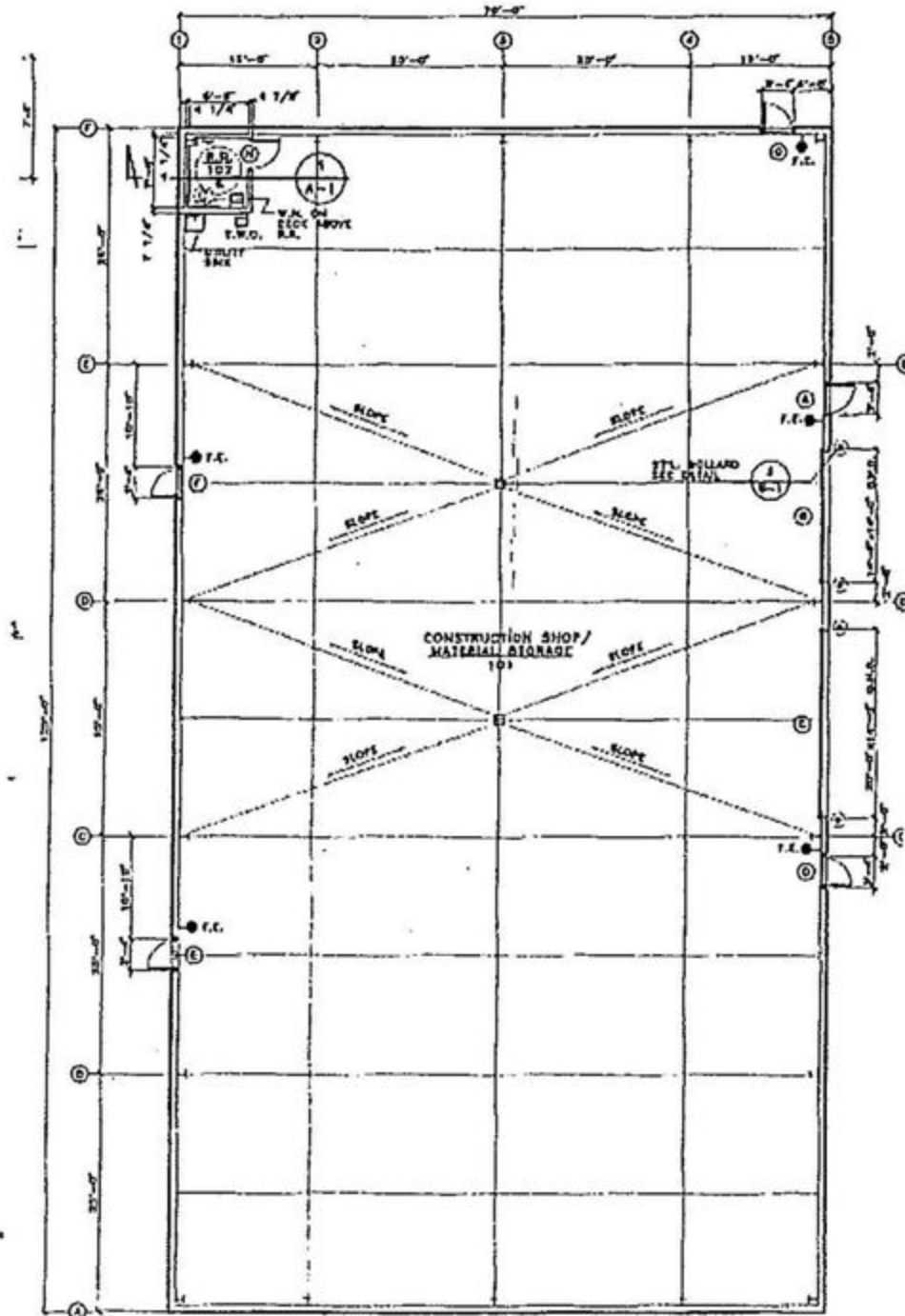
Main Shop Building

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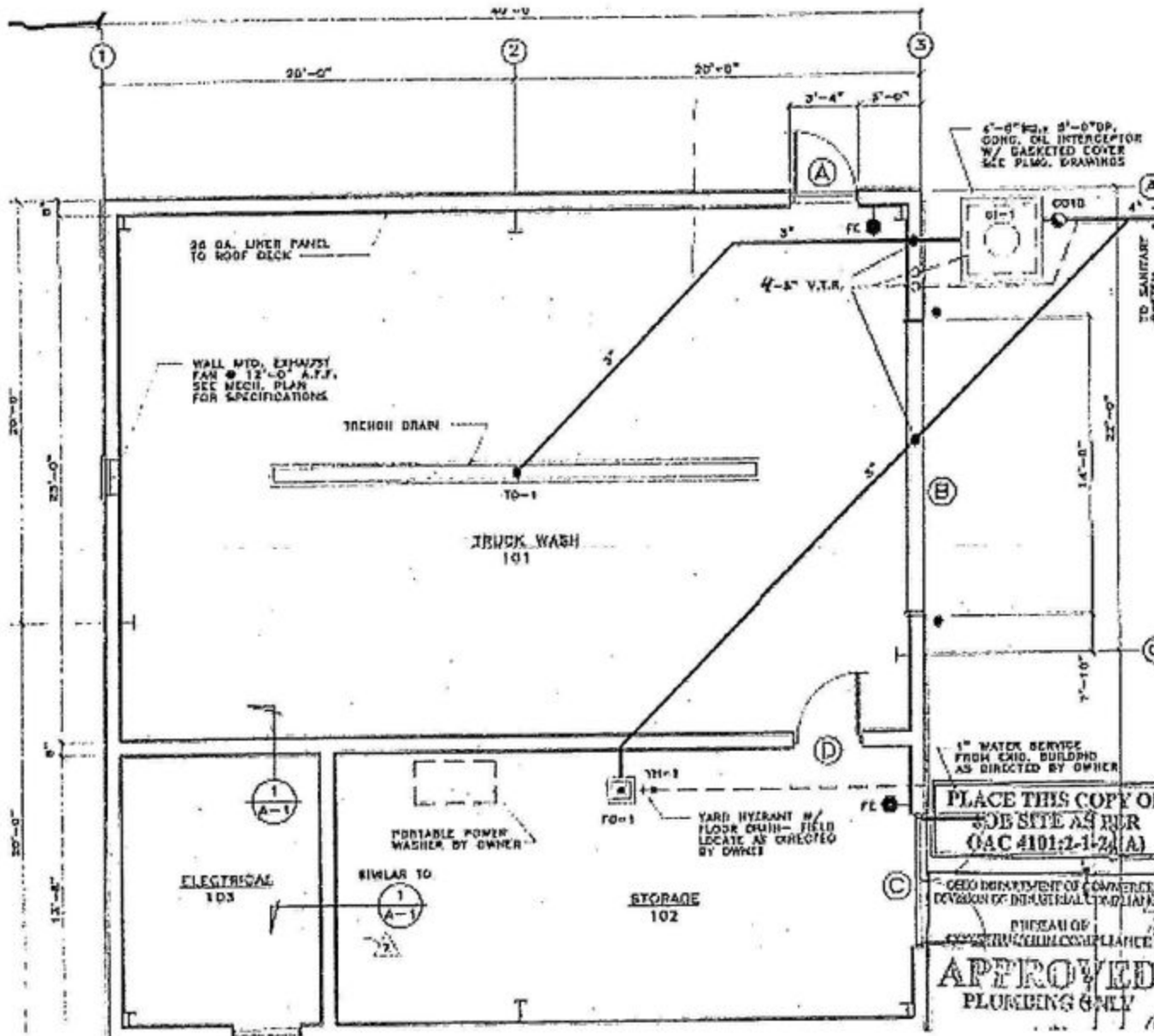
Repair Shop Building

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Truck Wash Building

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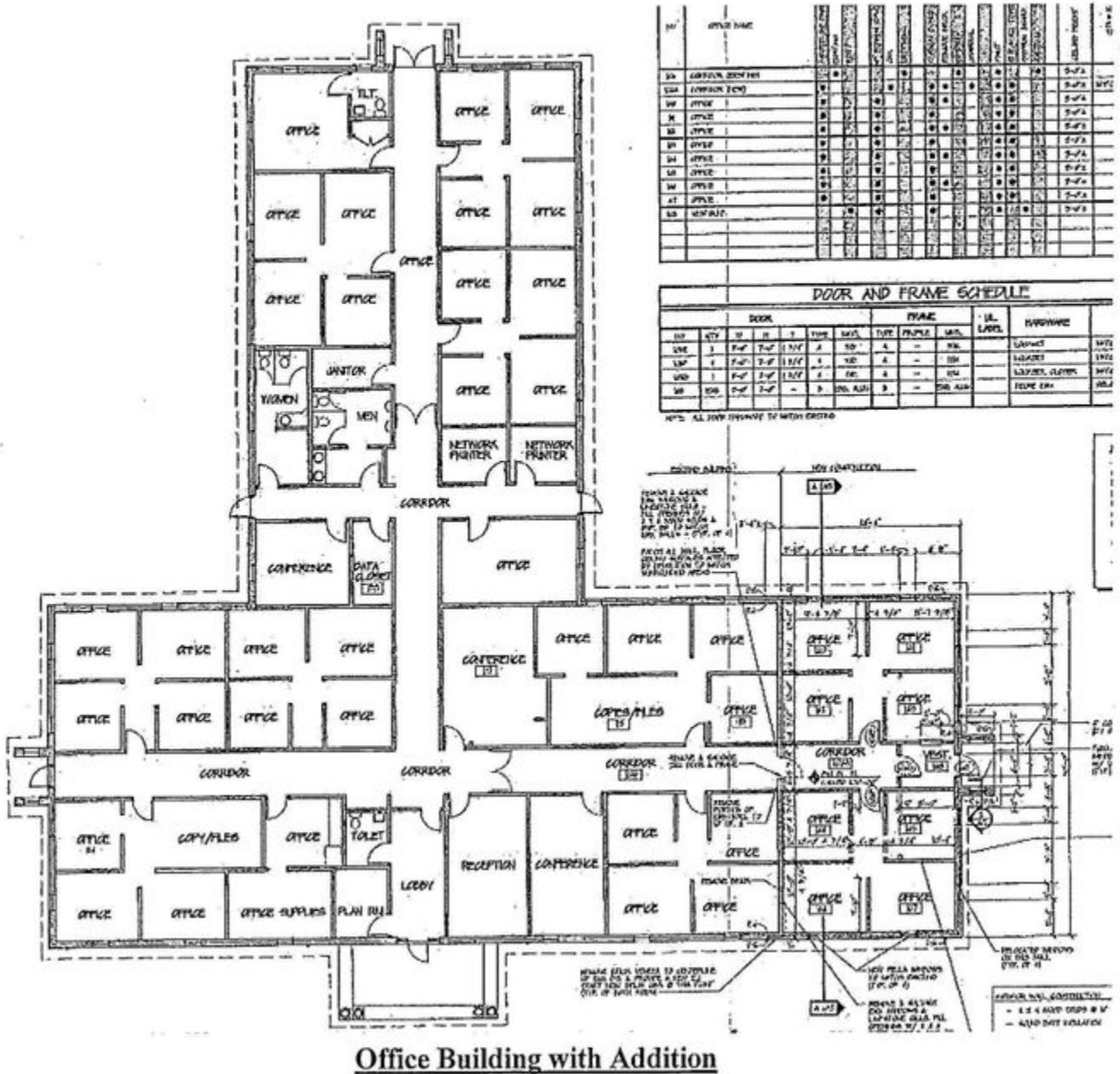
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Office Building

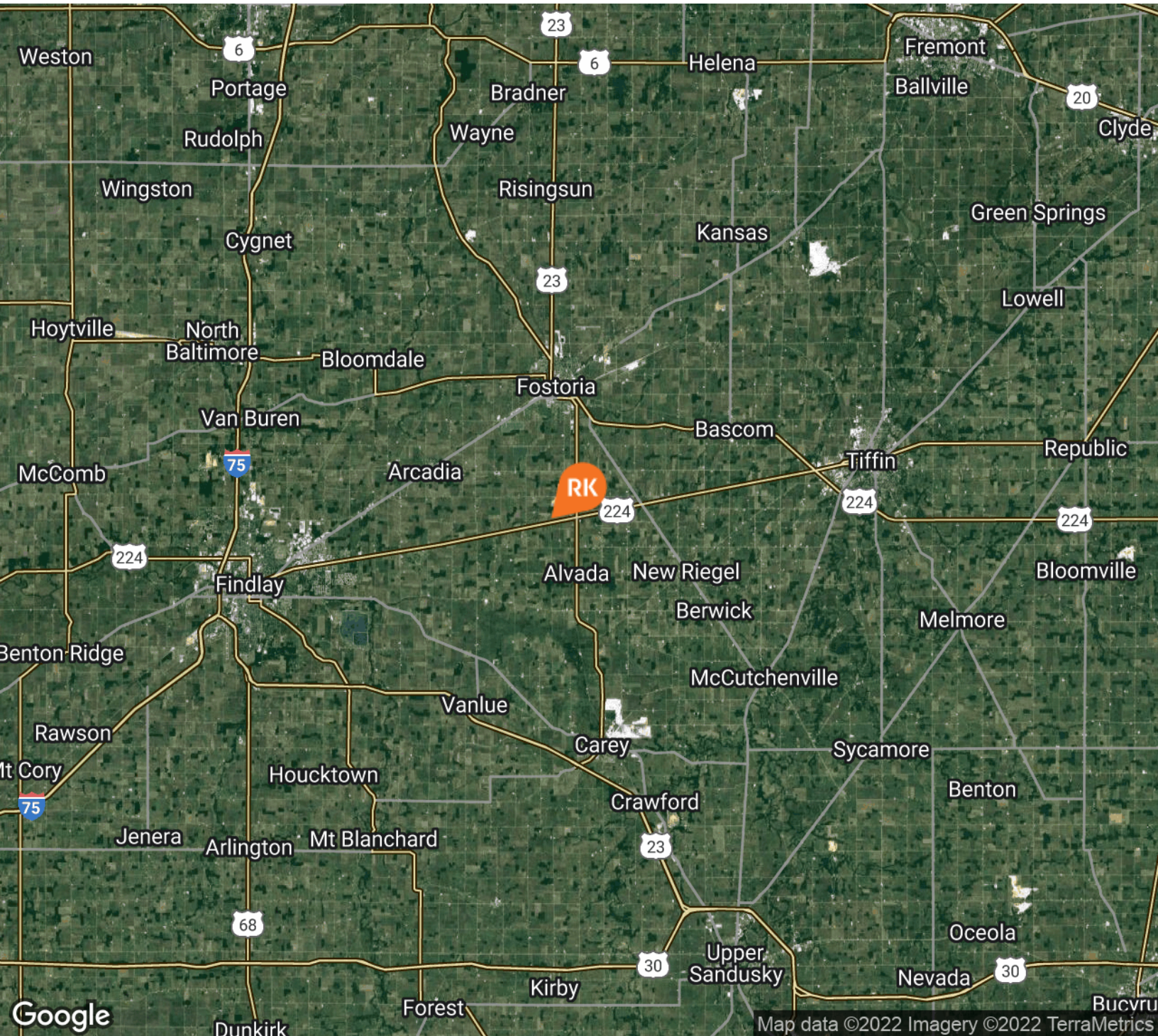


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