

# Available - 7,384 SF Office/Warehouse Bldg. Modern Industrial Park Location

PRICE REDUCED



1505 Salem Parkway, Salem, OH 44460



## PROPERTY OVERVIEW

- Very well Maintained
- Modern Industrial Park Location
- Near State Rte 62
- Ideal Oil Industry Location
- 2,184 SF Office / 5,200 SF Warehouse
- 2.5 Acres
- Brick/Block /Aluminum Construction
- Reception Area & Conference Room
- 6 Offices / 2 Lavatories / Kitchenette
- 2 Overhead Doors (one Grade Level, one Dock)
- Great Office/Warehouse Near Oil Country

Offered for Sale at: \$364,900

Office Lease Rate: \$8.50/SF

Warehouse Lease Rate: \$4.00/SF

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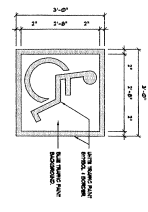




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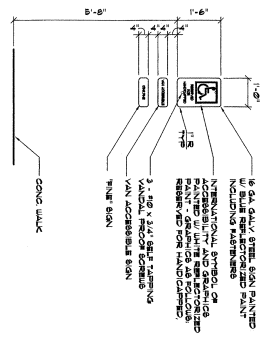




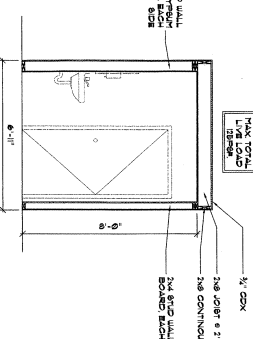


NOTE: 1) ALL ROOMS TO BE 7'-0" CLEARANCE  
 2) SEE ARCHITECTURAL SPECIFICATIONS  
 3) SEE ELECTRICAL SPECIFICATIONS

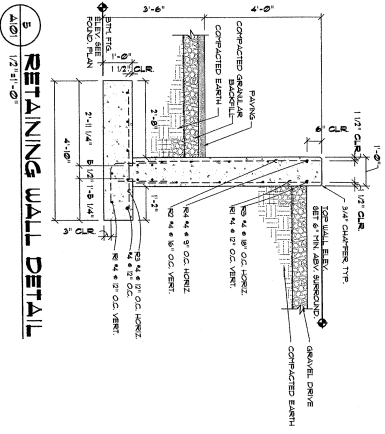
**2) HDC SIGN DETAIL**  
 1/2" = 1'-0"



**3) HDC SIGN DETAIL**  
 1/2" = 1'-0"



**4) SECTION**  
 3/8" = 1'-0"



**5) RETAINING WALL DETAIL**  
 1/2" = 1'-0"

**1) FLOOR PLAN**  
 3/8" = 1'-0"

