



315 Huls Drive

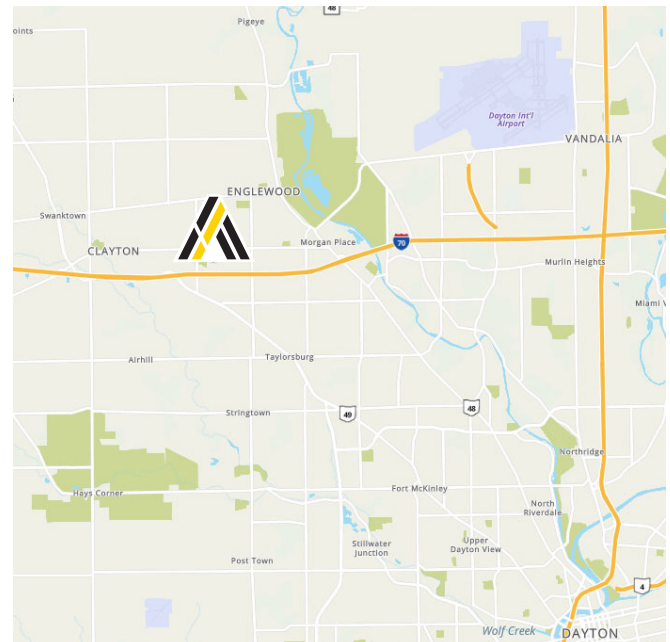
Englewood, Ohio 45315

SALE PRICE:
NEGOTIABLE

LEASE RATE:
\$9.95 PSF NNN

Property Highlights

- **9,420± SF Industrial/Flex Building** situated on 1.382± acres.
- **Functional Layout:** Includes 1,860± SF of office, 2,590± SF open office/lab space, and 4,970± SF manufacturing/shop area, suitable for light manufacturing, R&D, or service users.
- **Efficient Building Features:** 12'-13' Clear height, one (1) drive-in door, three (3) ½-ton jib cranes in place, and 100% air conditioning throughout.
- **Strong Power Capacity:** 800 amps, 208V, 3-phase electrical service supports power-intensive operations.
- **Strategic Location:** Less than 1 mile from I-70, providing excellent access to regional and interstate transportation routes.



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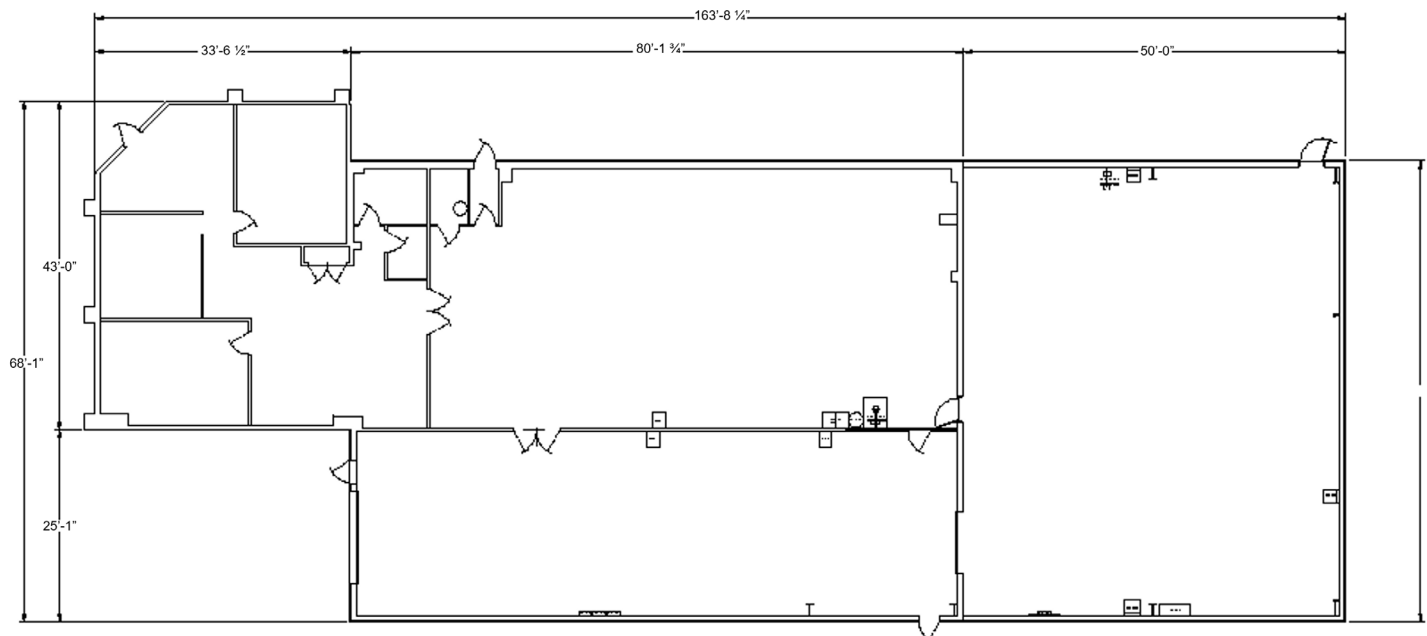
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Building Specifications

Location:	315 Huls Drive Englewood, Ohio 45315	Drive-in Door:	1
Total SF:	9,420± SF	Cranes:	Three (3) ½-ton jib cranes
Office SF:	1,860± SF	Power:	800 amps, 208v, 3 phase
Manufacturing/Shop SF:	4,970± SF	Ceiling Height:	12' - 13'
Open Office/Lab SF:	2,590±	HVAC:	100% Air conditioned
Total Acres:	1.382±	Built:	1996

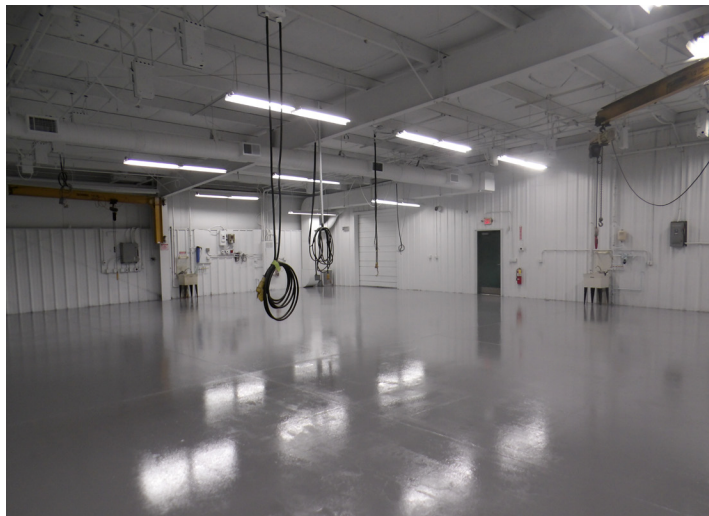
Floor Plan



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Photos



Aerial



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