



## 315 Huls Drive

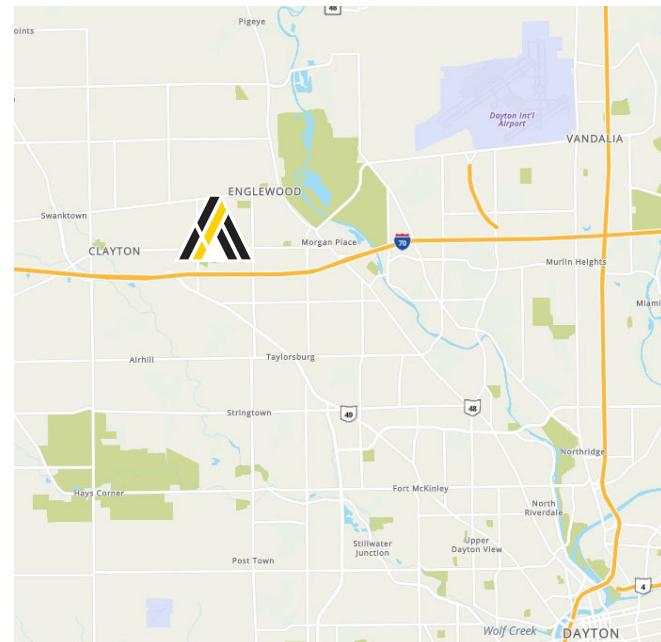
Englewood, Ohio 45315

**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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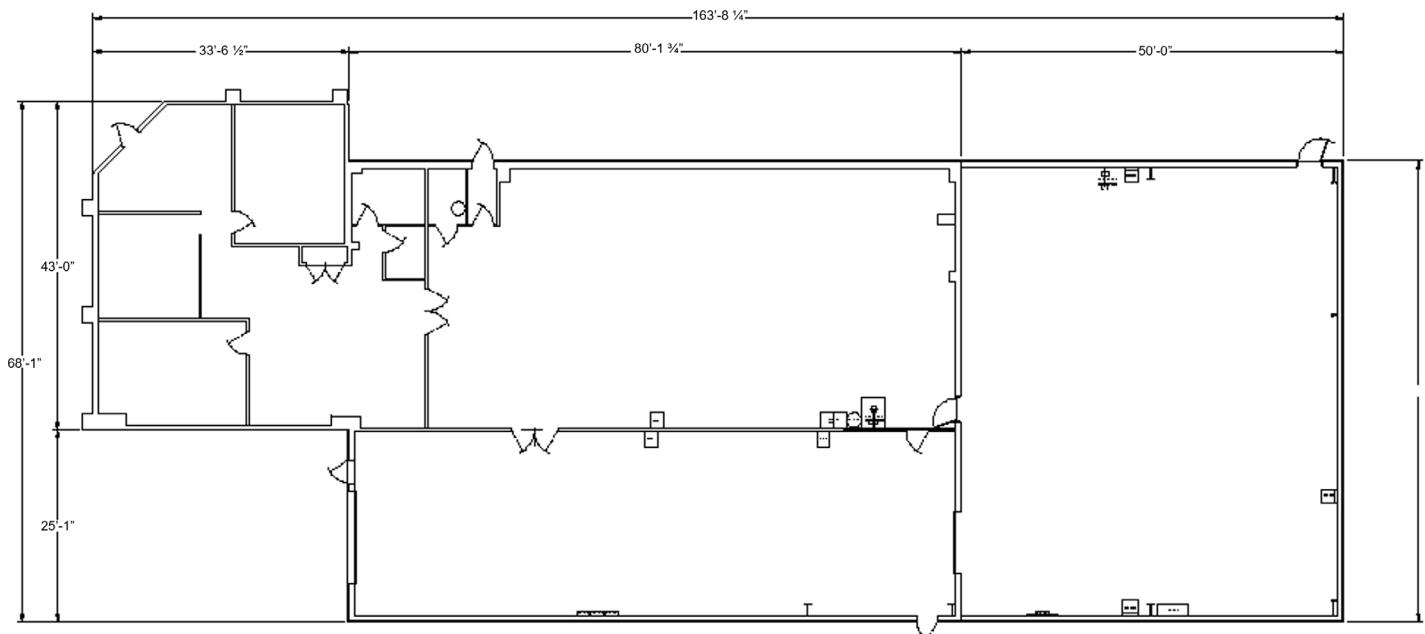
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Englewood, Ohio 45315

## Building Specifications

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

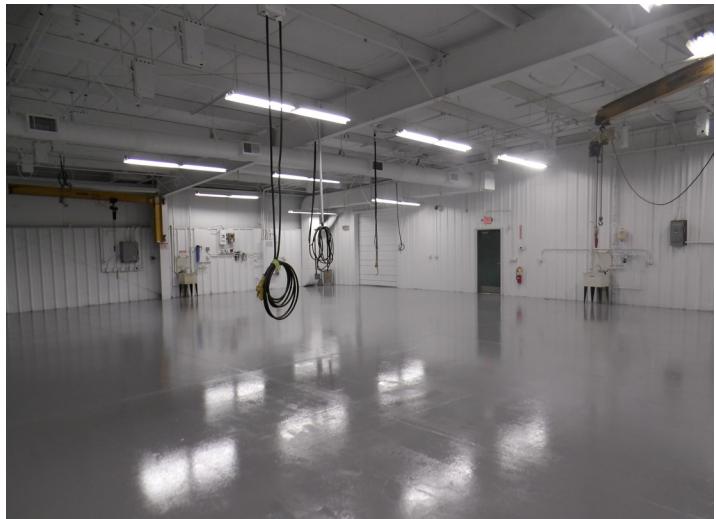
## Floor Plan



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## Photos



## Aerial



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