



INDUSTRIAL/FLEX FOR SALE

5750-5788 N RIDGE ROAD, MADISON, OHIO 44057

GATTO GROUP
REAL ESTATE

For Sale: \$1,400,000



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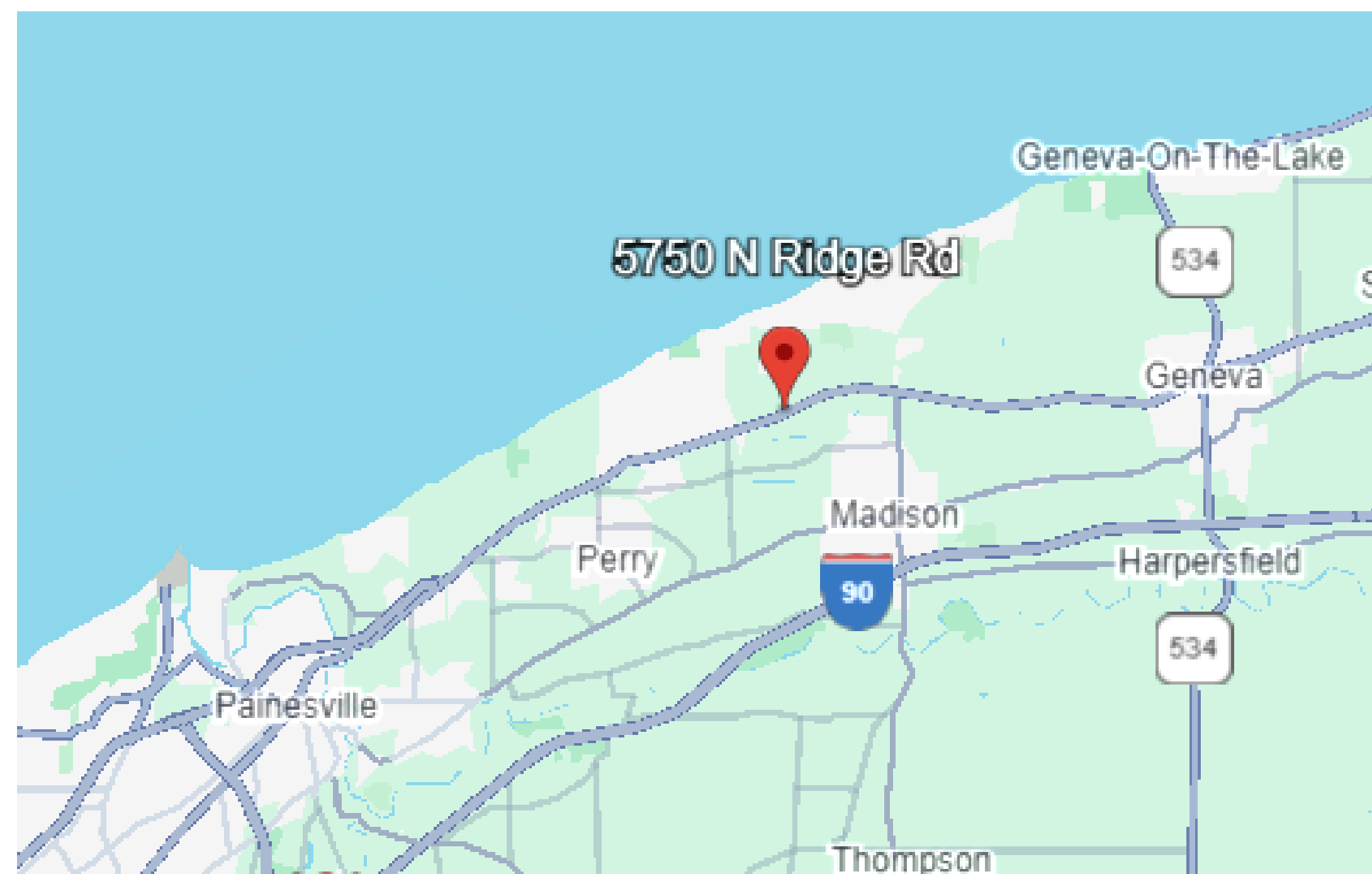
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Property Overview



Property Features

- **Property Type:** Flex/Industrial - Office, Retail, and Warehouse space
- **Total Building Size:** +/- 20,310 SF
- **Lot Size:** +/- 6.1 Acres (with additional land purchase opportunity)
- **Zoning:** B-2 Regional Business
- **Year Built:** 2003
- **Clear Height:** 16 ft
- **Drive-in Doors:** 9 (14-foot) Grade-Level Overhead Doors
- **Utilities:** Gas separately metered, Septic / Sewer at Street





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Investment Highlights

Highlights

- **Fully Leased:** Stabilized investment with 100% occupancy
- **Lease Flexibility:** Lease rates can be raised immediately
- **Value-Add:** Lease rates are under market
- **High Visibility:** +/- 270 ft frontage on N Ridge Road (US Route 20)
- **Strategic Location:** Near Walmart Supercenter and other major retailers
- **Strong Market:** Located in the growing Northeast Ohio corridor
- **Separately Metered:** Each tenant is billed separately for their utilities

Additional Land for Sale

- Zoned B-2 Regional Business
- Flat, cleared land—ready for construction
- Located directly adjacent to the 5750 N Ridge Rd building
- High-visibility location with strong daily traffic counts
- Ideal for owner-users, developers, or investors
- Situated in a growing commercial corridor just minutes from I-90





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Rent Roll

Tenant	Square Feet	Price Per Sq Ft	Monthly	Annual	Leased End
DB Marine	9,800	5.76	4,700	56,400	MTM
North Coast Tire	3,000	6.70	1,675	20,100	5/14/2030
West Construction	3,000	4.70	1,175	14,100	MTM
Affordable Roll-Off	4,510	4.39	1,650	19,800	MTM
Total	20,310	5.39	9,200	110,400	





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Pictures

