

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$6,000,000
Building Size:	60,497 SF
Available SF:	60,497 SF
Lot Size:	7 Acres
Price / SF:	\$99.18
Year Built:	1978
Renovated:	2022
Zoning:	PD

## PROPERTY OVERVIEW

Introducing a prime industrial opportunity in the Batavia area. These two meticulously maintained buildings totaling 60,497 SF, renovated in 2022, offers a robust investment potential with 100% occupancy. Zoned PD, it provides flexibility for industrial, warehouse, or distribution use, catering to a range of business needs. The property's strategic location ensures proximity to key transportation routes, facilitating efficient logistics operations. Built in 1978, the building's modern updates underscore its commitment to excellence and longevity.

The current tenant is Elite Athletic Sports, financials for the business may be obtained by request.

## PROPERTY HIGHLIGHTS

- 60,497 SF building, ample parking
- Built in 1978, excellent exposure on State Route 32
- 8 Drive in Doors, 3 dock doors
- Strategic Batavia location
- 100% occupancy or tenant can vacate

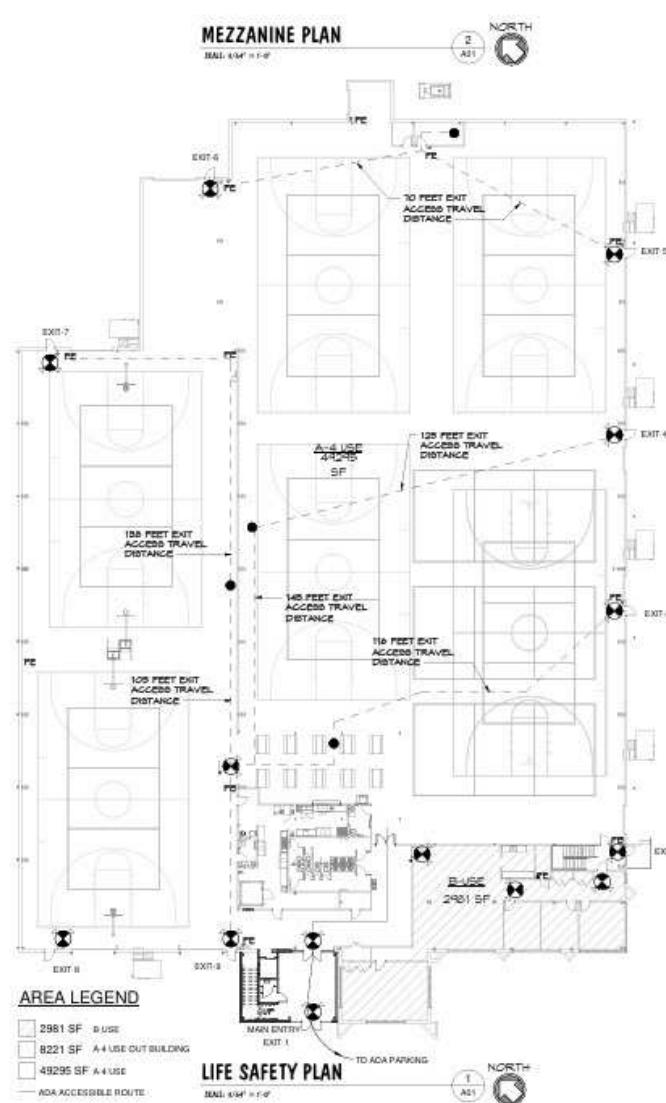
## ADDITIONAL PHOTOS



0 0.02  
0 0.01

**TIM TRAUTMANN**  
513.315.7351 x11  
tim@jatrealtors.com

INDUSTRIAL PROPERTY FOR SALE



**FLOOR PLANS**  
TOTAL OCCUPANT LOAD - 480 OCCUPANTS  
12 PROVIDED (8 MAIN BUILDING; 3 OUT BUILDINGS)  
EGRESS WIDTH ON FIRST FLOOR: 480' X 15' = 72'. EACH EXIT HAS 32' CLEAR WIDTH.  
COMMON PATH OF EGRESS TRAVEL DISTANCE DOES NOT EXCEED 75 FT.  
EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED 200 FT.  
GENDER: 20 PLANNED FUTURE COUNT  
480 OCCUPANTS - 240 MALE AND FEMALE  
• REQUIRED FIXTURE COUNTS (A-4 USE)  
FEMALE - 6 TOILETS 1 PER 40, LAVATORIES: 1 PER 180  
MALE - TOILETS: 1 PER 75, LAVATORIES: 1 PER 200  
DRINKING FOUNTAIN - 1 PER 1,000  
SERVICE SINK - 1  
PROVIDED FIXTURES  
FEMALE - 6 TOILETS (4 IN MENING 115 & 2 FAMILY RESTROOMS)  
5 LAVATORIES (3 IN MENING 115 & 2 FAMILY RESTROOMS)  
MENS - 2 TOILETS, 2 URINALS, 3 LAVATORIES  
3 LAVATORIES  
RESTROOMS 111 & 112 ARE NOT FOR PUBLIC USE  
H-LD DRINKING FOUNTAIN PROVIDED  
SERVICE SINK PROVIDED IN STORAGE 118

**EXIT SIGN LEGEND**

- EXIT SIGN WITH EGRESS LIGHT
- DIRECTIONAL EXIT SIGN WITH EGRESS LIGHTS

Entry Addition for:  
**ELITE ATHLETICS SPORTS COMPLEX**

**1155 OLD STATE RTE 74**

BATAVIA, OHIO 45103

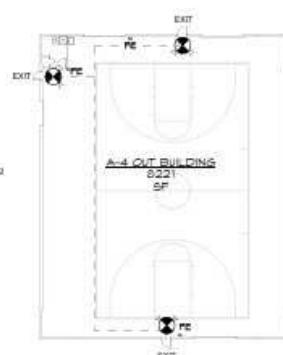
REV. DATE: 05/21/2023 CWD

Drawn By: MJR Checked By: MDR

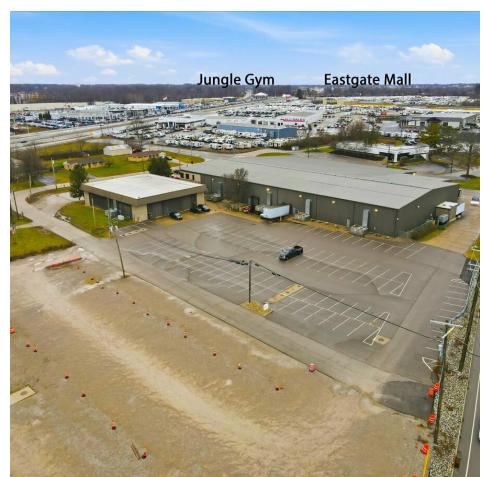
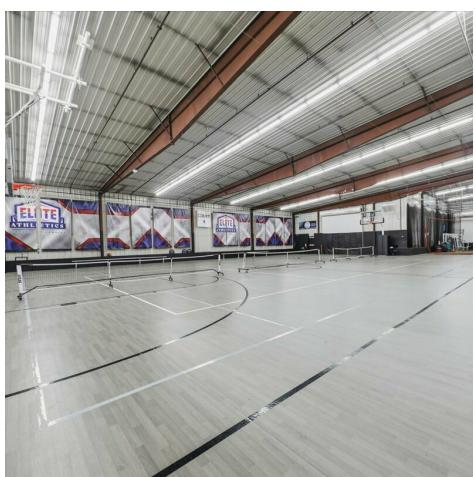
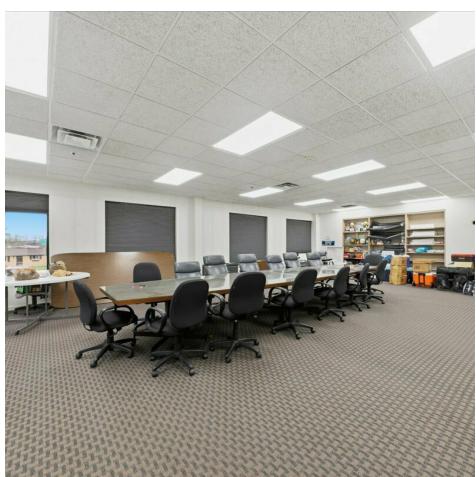
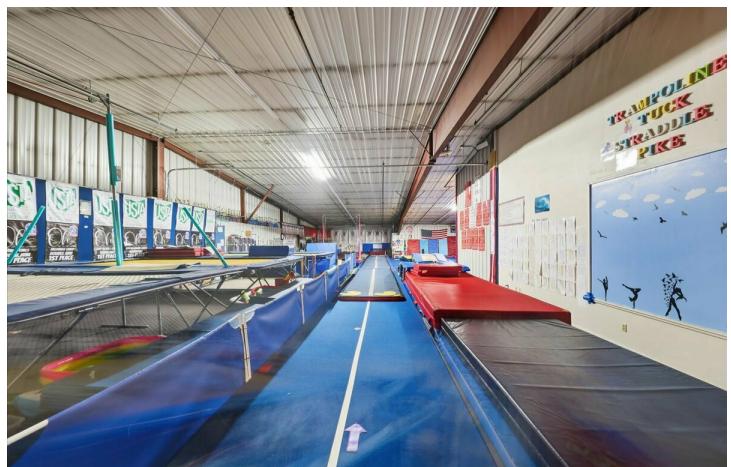
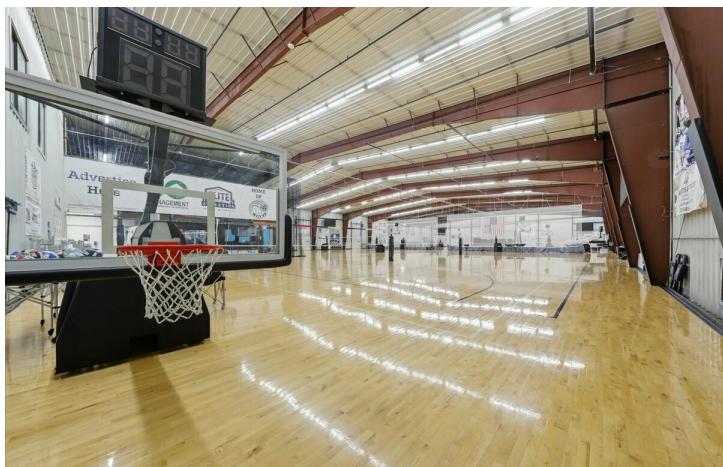


Date: 1-5-21 Job No: 20.062.3

**A01**

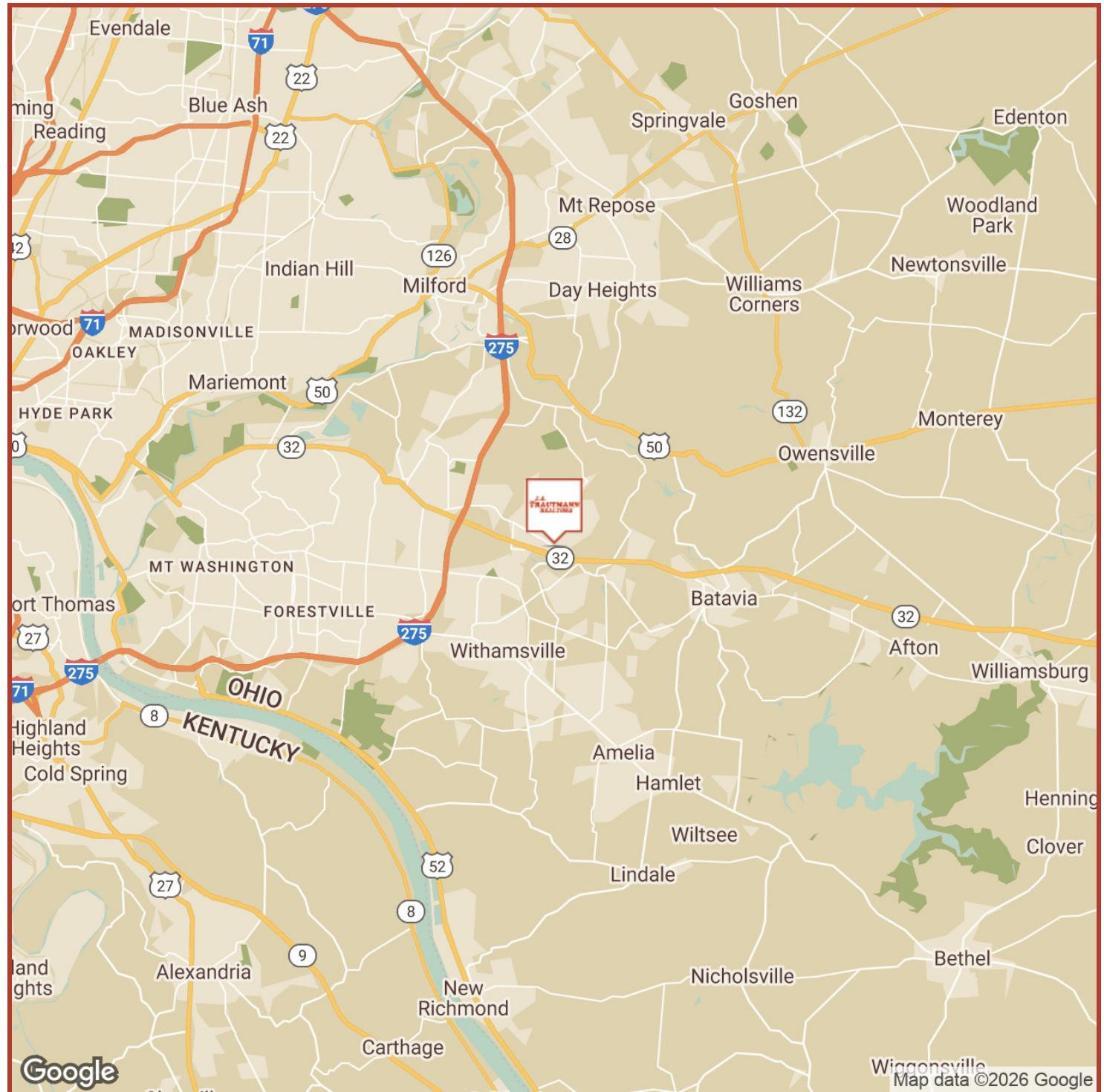


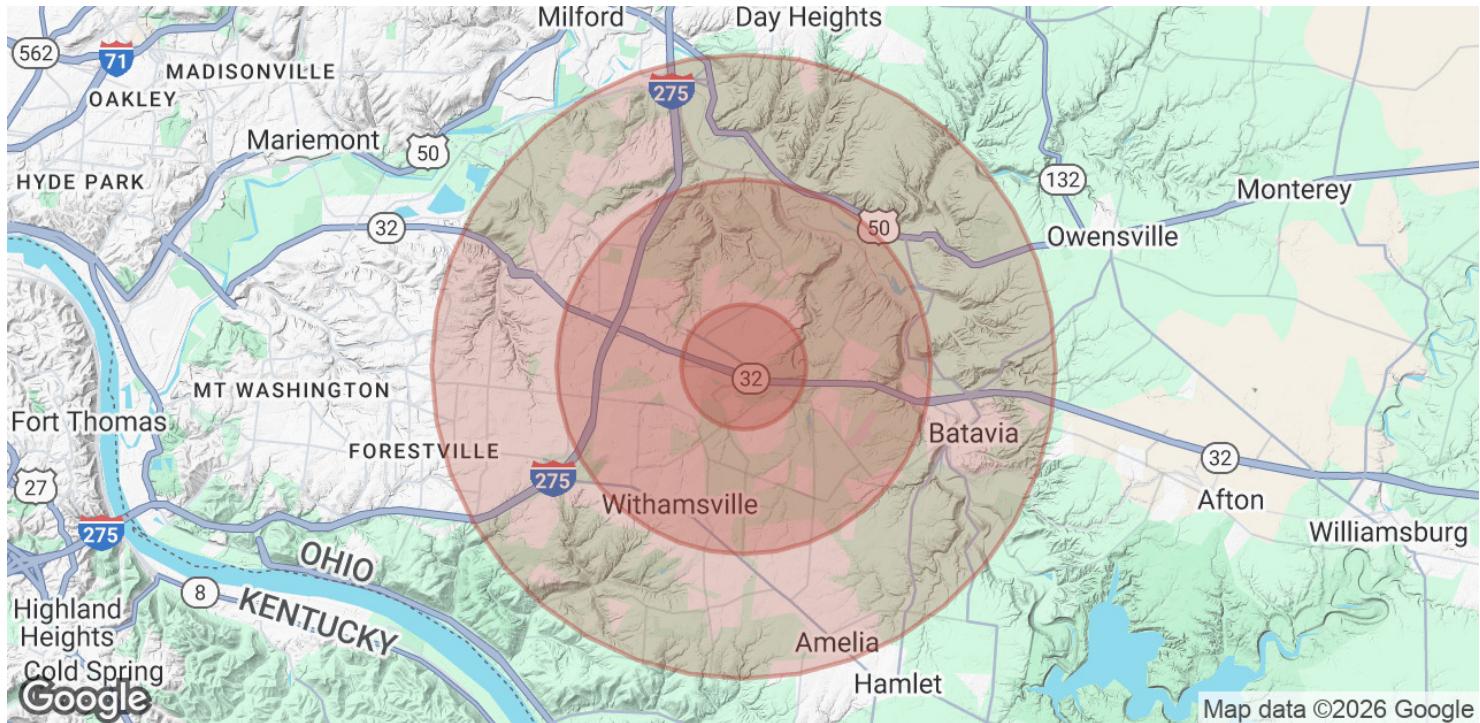
## ADDITIONAL PHOTOS





# LOCATION MAP





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,896	44,056	98,792
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,316	18,590	40,215
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$86,526	\$91,650	\$106,323
Average House Value	\$331,790	\$280,549	\$307,184

Demographics data derived from AlphaMap