

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.

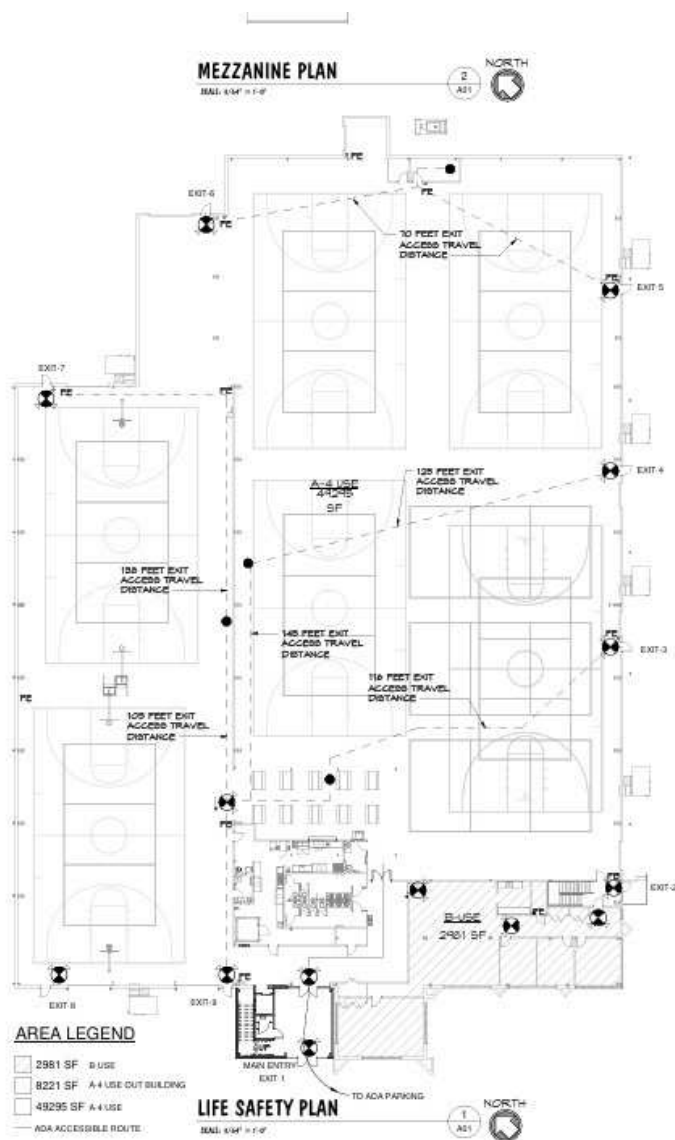
PROPERTY HIGHLIGHTS

- 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 0.02



TOTAL OCCUPANT LOAD - 480 OCCUPANTS

12 PROVIDED (8 MAIN BUILDING, 3 OUT BUILDING)

EDGESSE WIDTH ON FIRST FLOOR: 480 X .15 = 72" EACH INCH HAD 32" CLEAR WIDTH

CONVIER PATH OF EDGESSE TRAVEL DISTANCE DOES NOT EXCEED 75 FT.

EDGESSE TRAVEL DISTANCE DOES NOT EXCEED 250 FT.

CHART: 24 P. LIVING, PICTURE COUNT

ADULT OCCUPANTS-340 MALE AND FEMALE

- * REQUIRED PICTURE COUNTS (A-H)
- FEMALE - TOILETS 1 PER 40 LAVATORIES: 1 PER 150
- MALE - TOILETS 1 PER 70 LAVATORIES: 1 PER 200
- DRINKING FOUNTAIN - 1 PER 1000
- SERVICE SINK - 1

PROVIDED PICTURES

FEMALE - 6 TOILETS (4 IN ROOMS 110 & 2 FAMILY RESTROOMS/

MALE - 2 TOILETS, 2 LAVATORIES (3 IN ROOMS 110 & 2 FAMILY RESTROOMS)

1 LAVATORIES

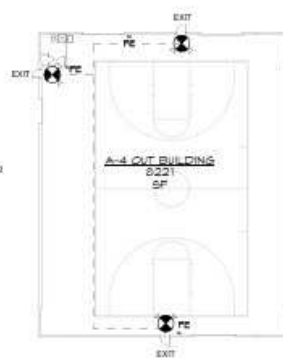
RESTROOMS 111 & 112 ARE NOT FOR PUBLIC USE

H-LO DRINKING FOUNTAIN PROVIDED

SERVICE SINK PROVIDED IN STORAGE 110

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 _____

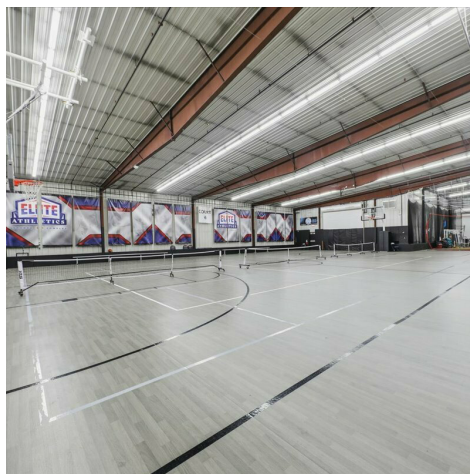
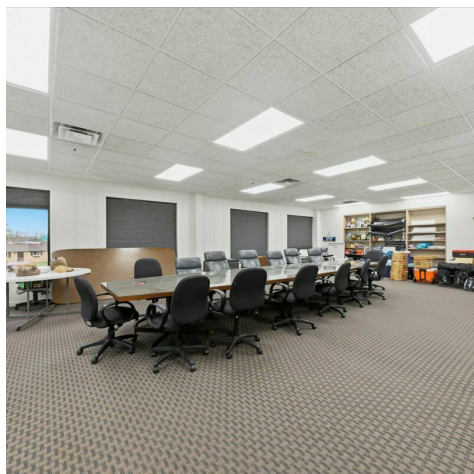
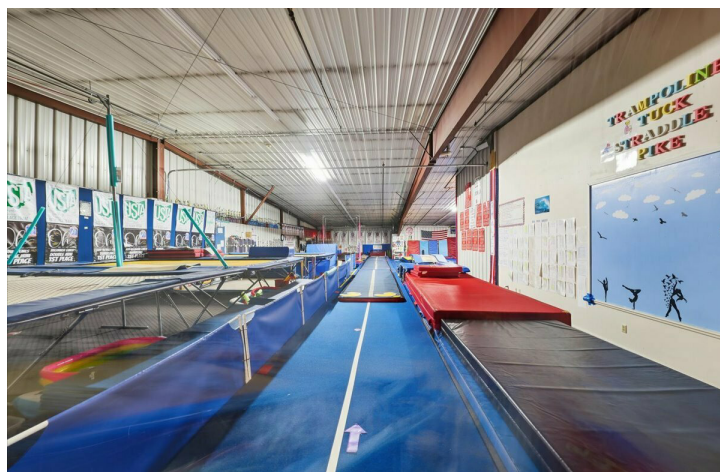
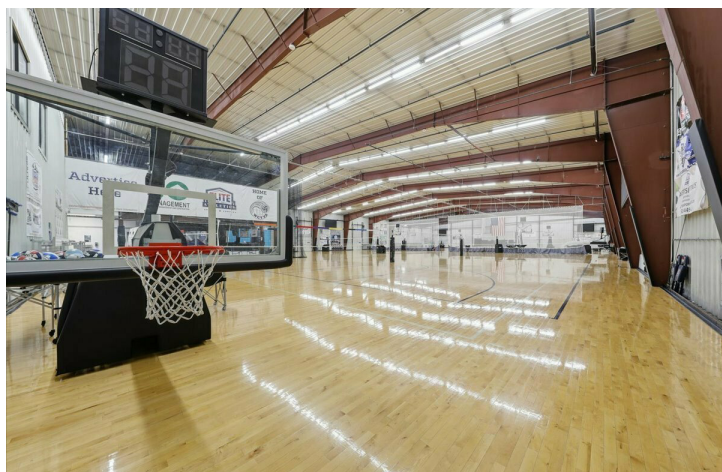
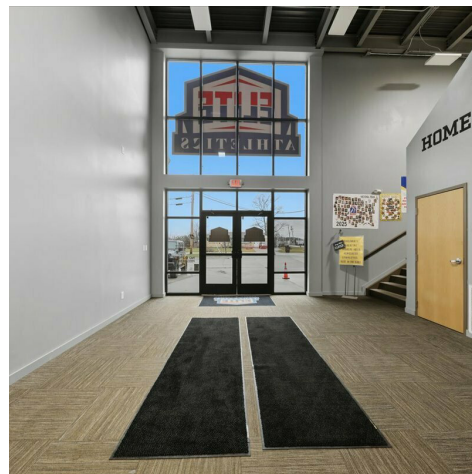
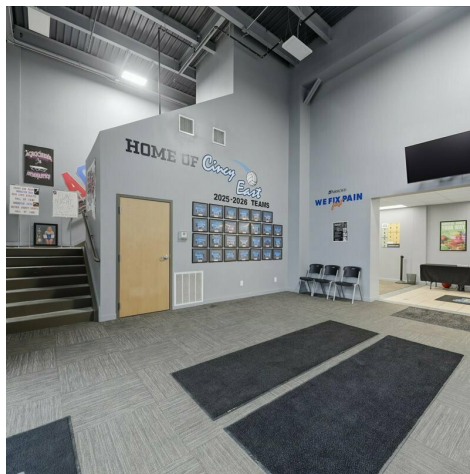
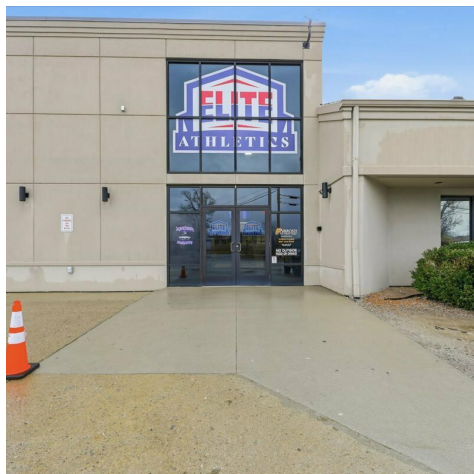
Drawn By: MJR Checked By: MCB



Date: 1-5-21 Job No: 20.062.3

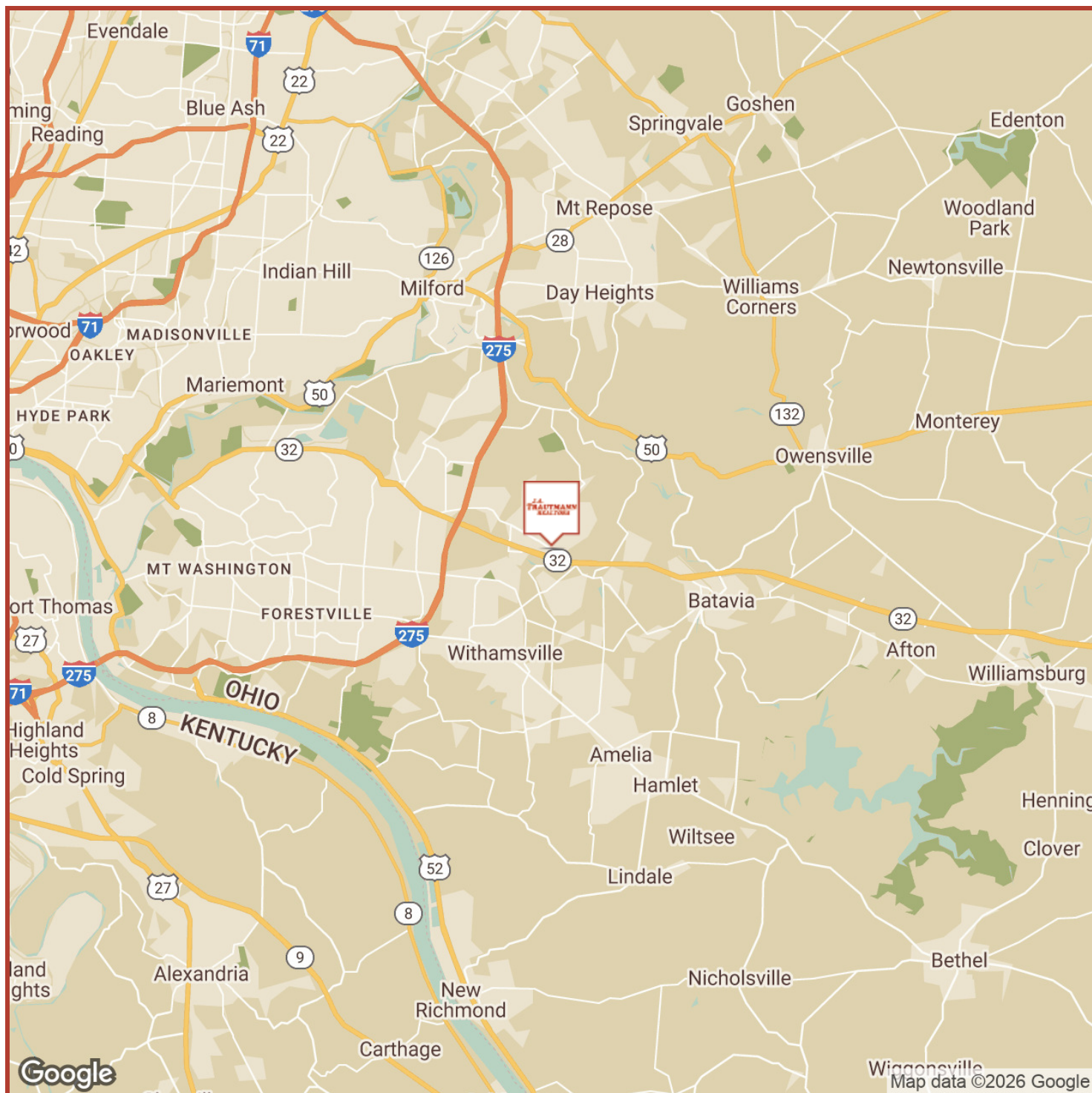
A01

ADDITIONAL PHOTOS

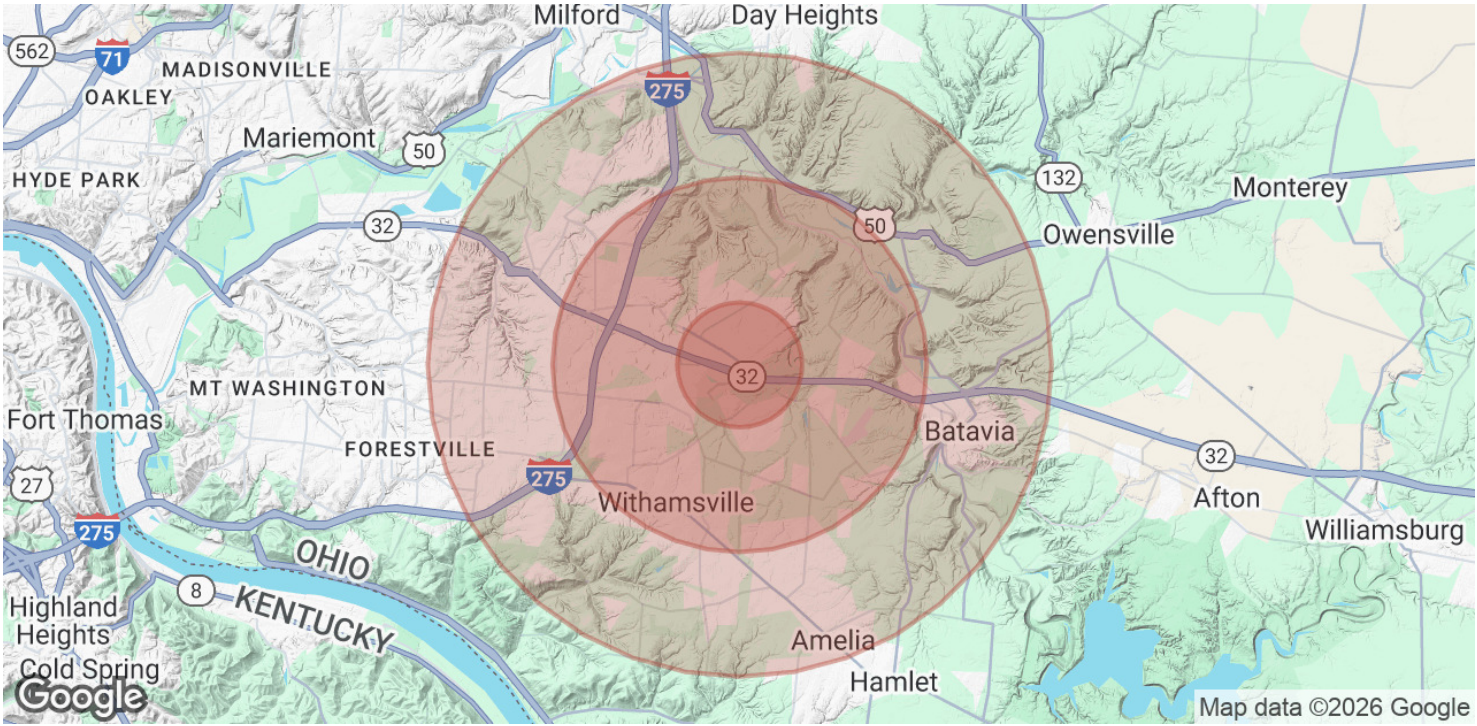




LOCATION MAP



DEMOGRAPHICS MAP & REPORT



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