

FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

**Excellent Access
to I-480**

7255 FREE AVENUE BUILDING 1 OAKWOOD VILLAGE, OHIO 44146

- 24,000 SF on 5.09 acres
- Two (2) interior docks, two (2) exterior docks with seals, levelers and lights
- Two (2) drive-in doors
- 18' and 22' fans supplying air rotation
- Exterior painted in 2019
- Can be leased with building 2 for total of 34,487 SF

7255 FREE AVENUE BUILDING 2 OAKWOOD VILLAGE, OHIO 44146

- 10,487 SF on 5.09 acres
- Two (2) exterior docks with seals, levelers and lights
- Three (3) drive-in doors
- Exterior painted in 2019
- Can be leased with building 1 for total of 34,487 SF

**NEW CONCRETE PADS INSTALLED IN LOADING AREAS AND IN-BETWEEN BUILDINGS.
BUILDINGS KEPT IN EXCELLENT CONDITION BY OWNER.**

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PROPERTY SPECIFICATIONS



BUILDING 1

BUILDING SF	24,000 SF
OFFICE SF	600 SF
WAREHOUSE SF	23,400 SF
ACRES	5.09 acres
CONSTRUCTED	1972 2018
CONSTRUCTION TYPE	Metal/Pre-engineered
LIGHTING	LED
HEAT	Overhead Gas (Big Ass Fans)
AIR-CONDITIONING	Office
CEILING HEIGHT	26' - 28'
POWER	600A / 480V / 3P
DRIVE-IN DOORS	Two (2)
DOCKS	Two (2) interior; two (2) exterior w/seals, levelers and lights

BUILDING 2

BUILDING SF	10,487 SF
OFFICE SF	2,442 SF
WAREHOUSE SF	8,045 SF
ACRES	5.09 acres
CONSTRUCTED	1972 2018
CONSTRUCTION TYPE	Metal/Pre-engineered
LIGHTING	LED
HEAT	Overhead Gas
AIR-CONDITIONING	Office
CEILING HEIGHT	24' - 26'
POWER	800A / 480V / 3P
DRIVE-IN DOORS	Three (3)
DOCKS	Two (2) w/seals, levelers and lights

LEASE RATE: \$4.50/NNN
SALE PRICE: NEGOTIABLE

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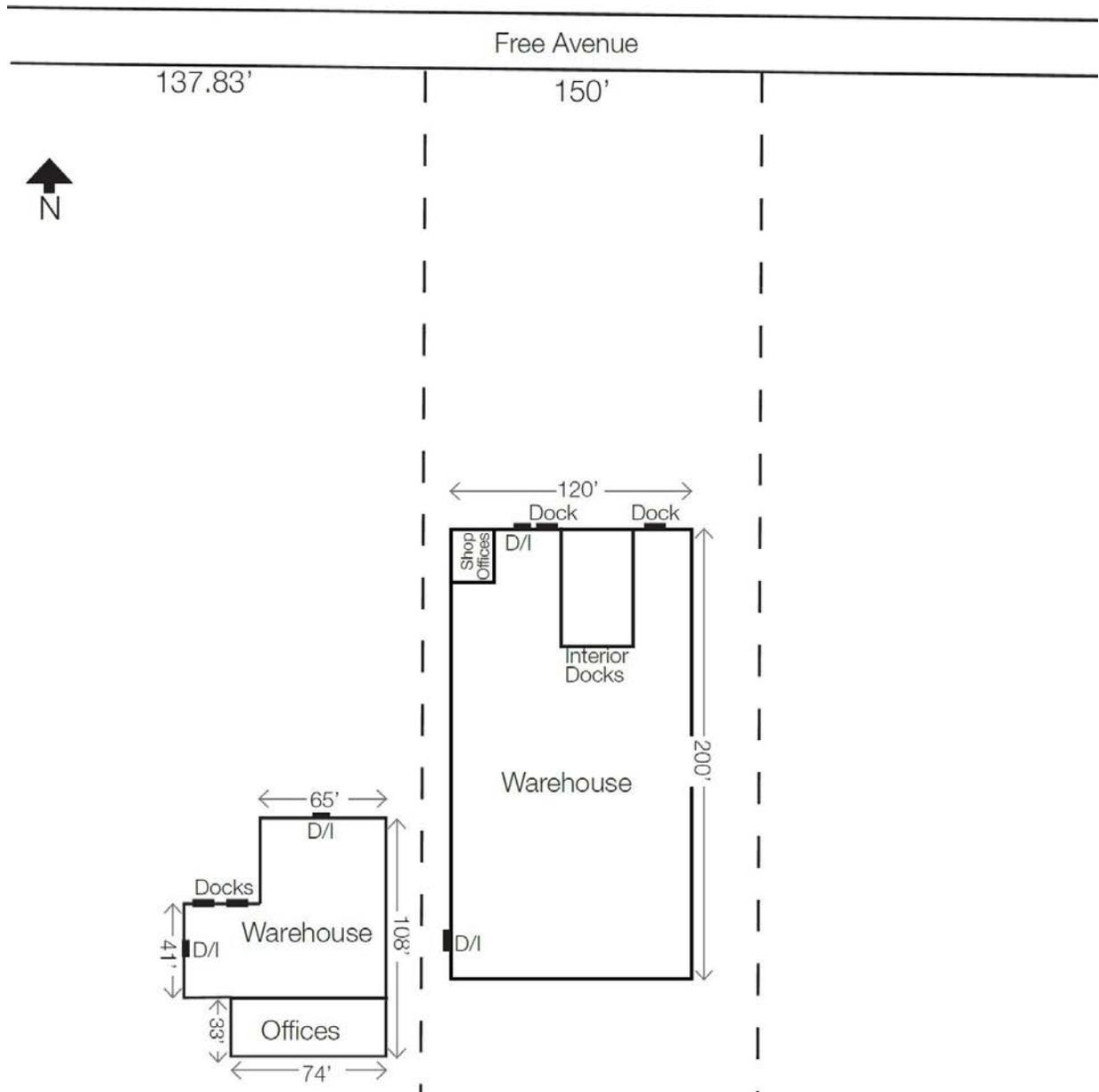
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SITE PLAN



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PROPERTY PHOTOS BUILDING 1



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