

PRICE REDUCED



FOR SALE OR LEASE



10050 WELLMAN ROAD

STREETSBORO, OHIO 44241



PROPERTY HIGHLIGHTS

- Prime visibility from I-480 with 360' of frontage
- Excellent access to I-480, Ohio Turnpike, and Route 14
- Close proximity to skilled workforce and excellent retail
- TPO Roofing installed in 2017
- Highly secure with an automatic gate
- New LED lighting installed outside

TOTAL SF	12,600 SF
OFFICE SF	3,600 SF
WAREHOUSE SF	9,000 SF
LAND	2.38 acres
CEILING HEIGHT	18'
DOCKS	One (1) 8' x 8'
DRIVE-IN DOOR	Two (2) 14' x 10'
LIGHTING	LED
HEAT A/C	Rooftop HVAC (office) Infrared + Overhead gas (whse)
POWER	225A / 480V/208V / 3P
PARKING	20 plus rear parking
SALE PRICE REDUCED	\$900,000
LEASE RATE	\$6.50/NNN

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

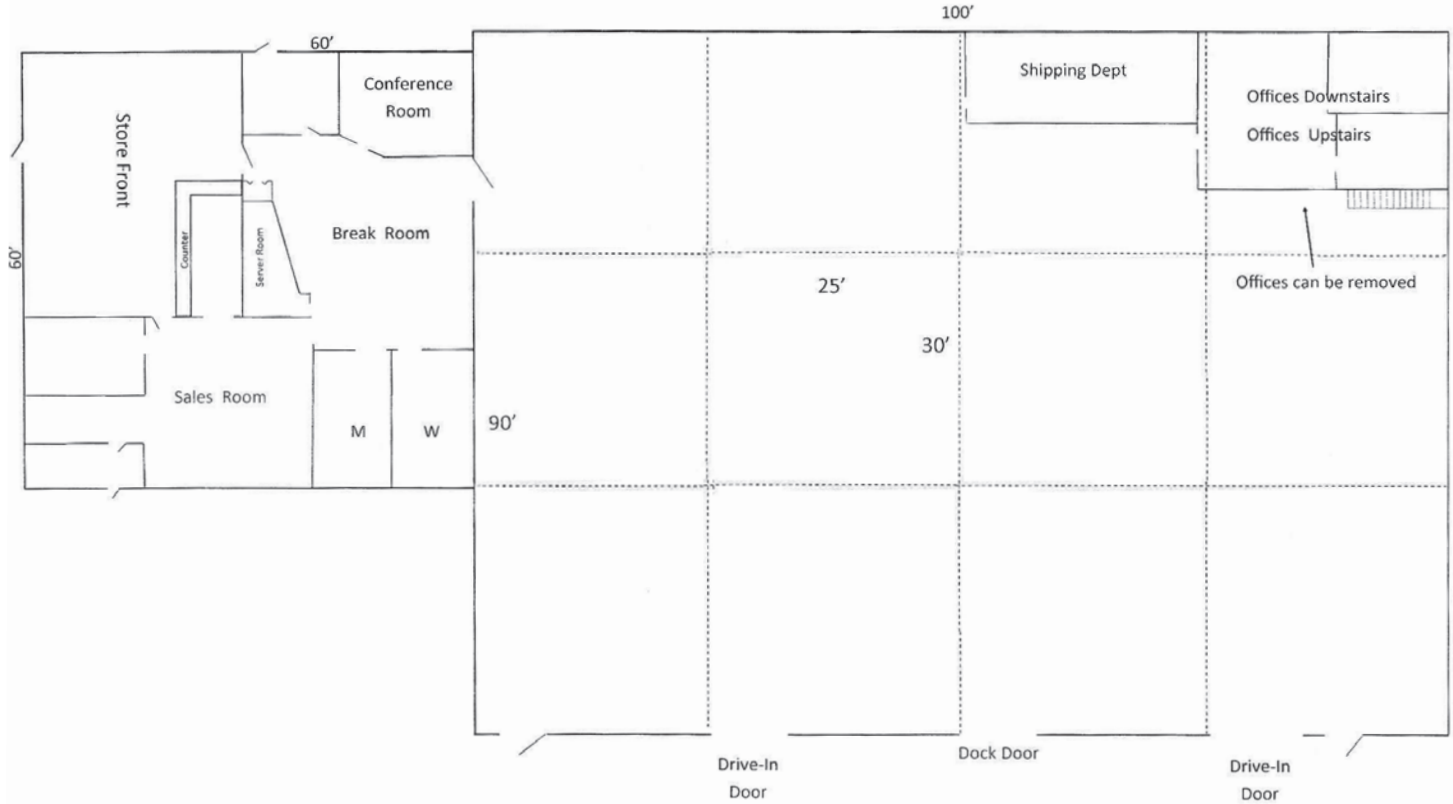
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FLOOR PLAN & PARCEL



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EXTERIOR PHOTOS



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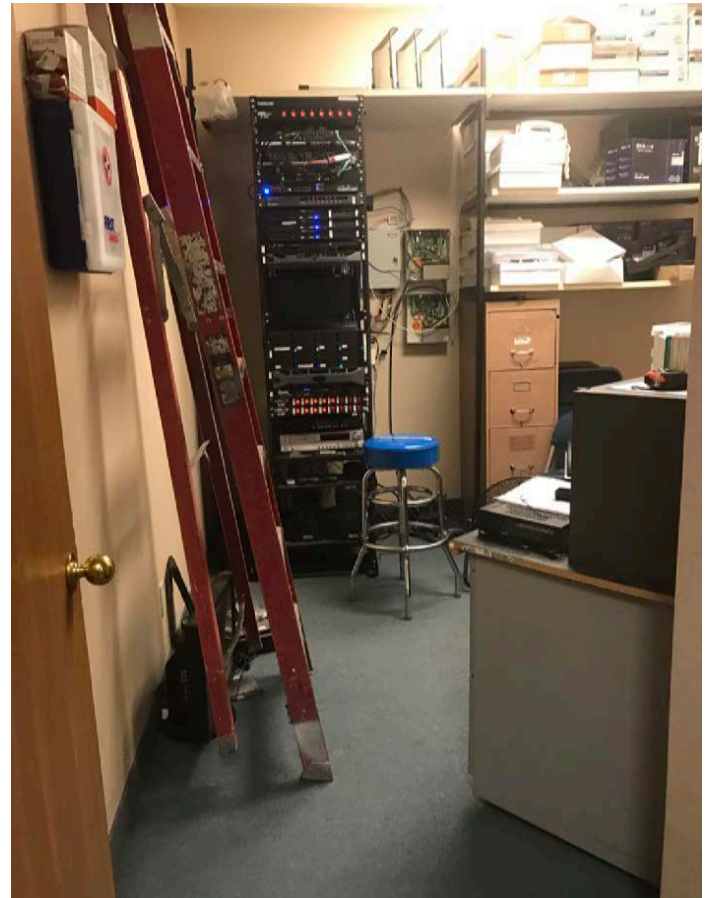
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OFFICE PHOTOS



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WAREHOUSE PHOTOS



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