



FOR SALE - \$750,000



11823 STATE ROUTE 44

MANTUA, OHIO 44255

14,400 SF / 2 ACRES



PROPERTY HIGHLIGHTS

- State Route 44 allows easy access to I-80 and Highway 422
- Open span warehouse space
- Interior and exterior kept in excellent condition
- Meticulously maintained
- Move-in condition

TOTAL SF	14,400 SF
OFFICE SF	2,400 SF
WAREHOUSE SF	12,000 SF
LAND	2 acres
CONSTRUCTED	2010
CLEAR HEIGHT	16' (min) - 20' (max)
DRIVE-IN DOOR	One (1) (12' x 14')
DOCKS W/LEVELERS	One (1) - (10' x 10') & 1 UPS (8'6" x 10')
FLOOR & THICKNESS	Concrete - 6"
POWER	400A / 480V / 3P
LIGHTING	T-8 fluorescent
AIR-CONDITIONING	Office
HEAT	Gas fired radiant tube
CLEAR SPAN	150' x 80' clear span
INTERNET CONNECTION	Dual T-1 plus Spectrum 300/mbps
ZONING	LRM (light restricted manufacturing)

VIEW VIDEO HERE

Additional 14 acres also available

SIMON CAPLAN, SIOR

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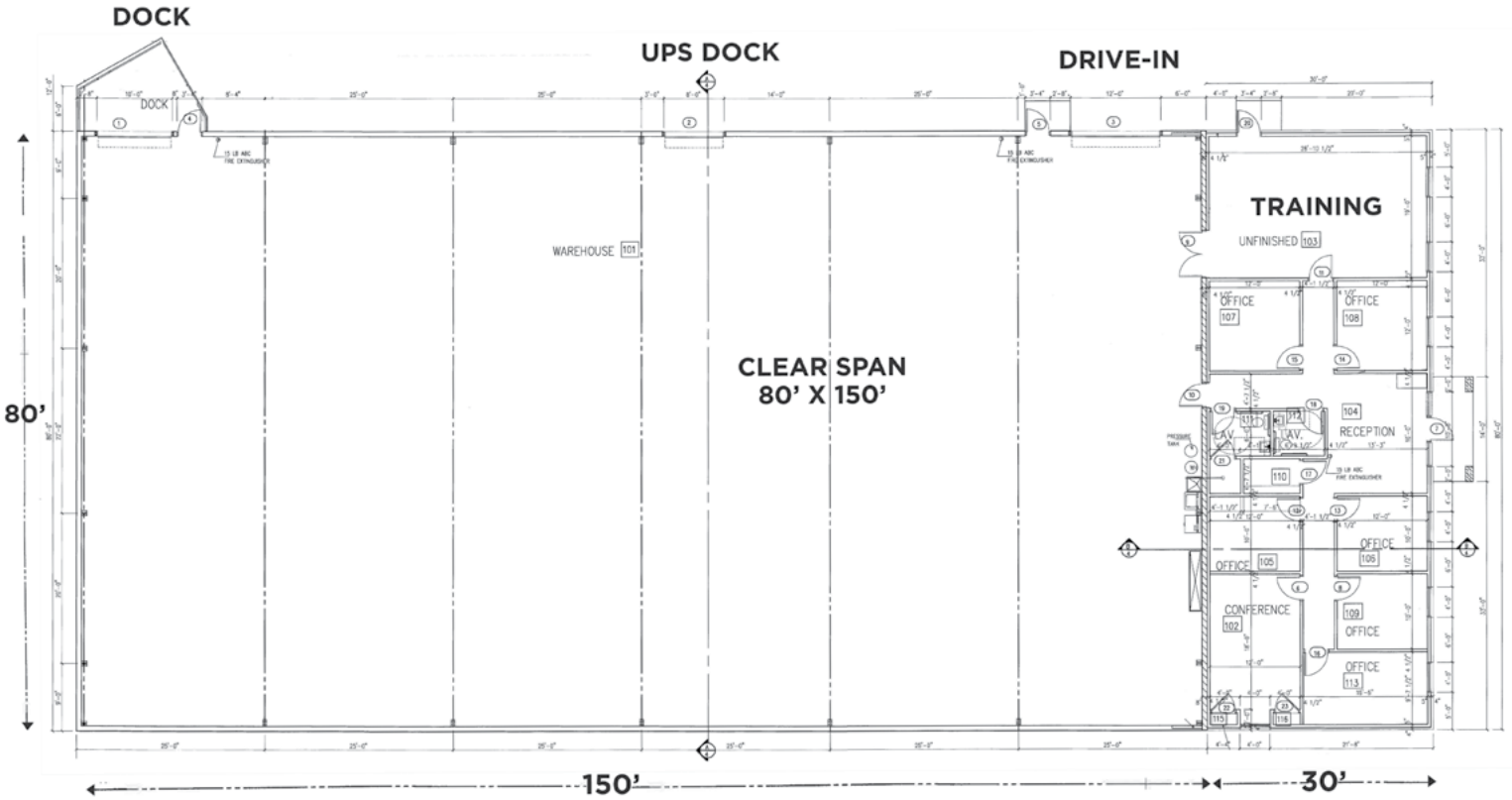
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FLOOR PLAN



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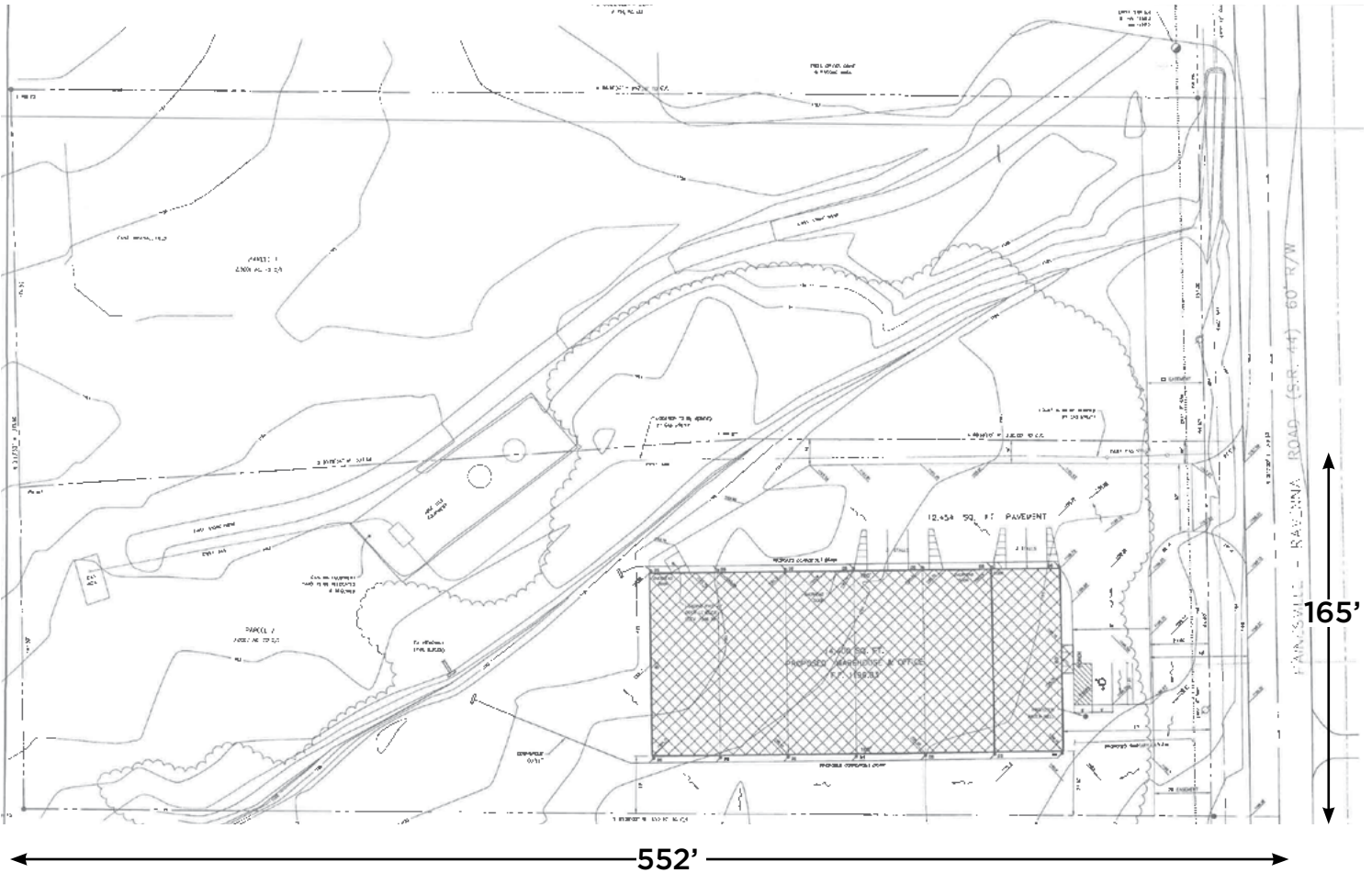
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SITE PLAN



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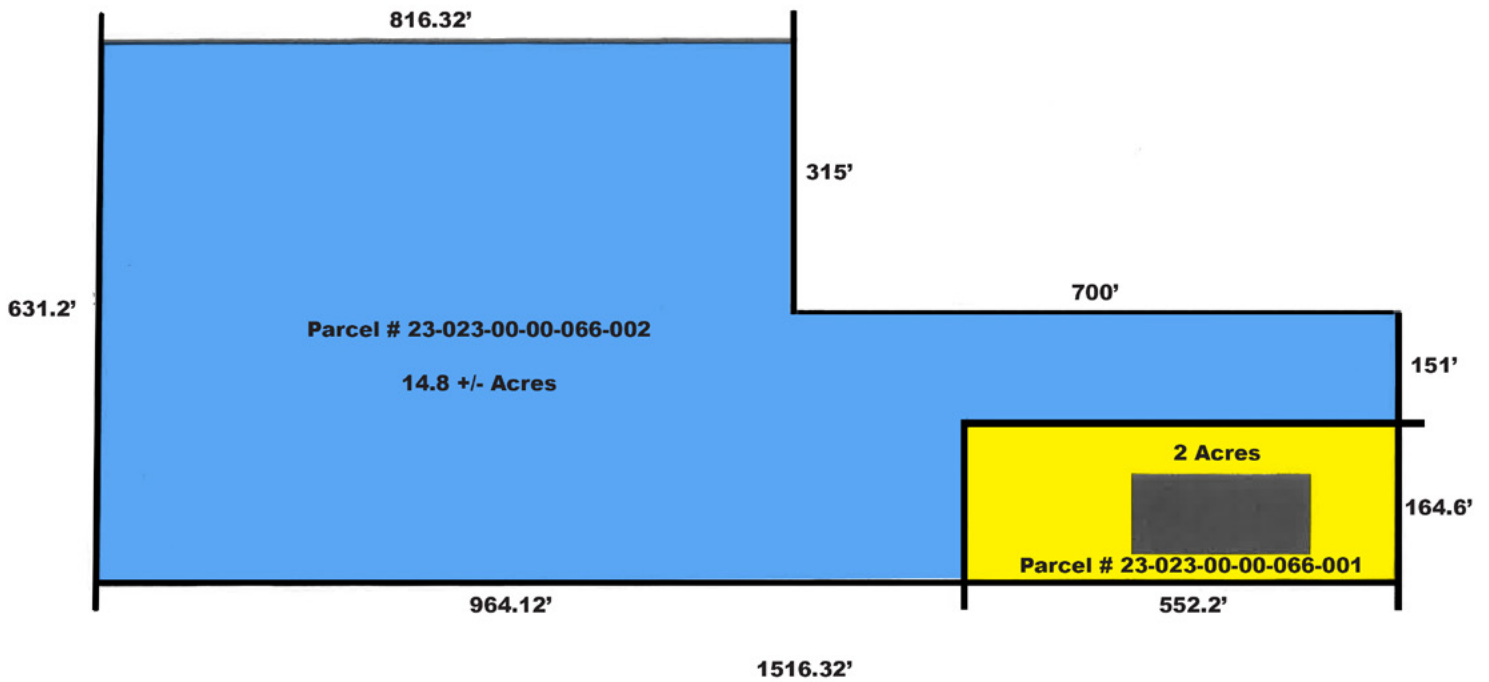
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ADDITIONAL 14 ACRE DRAWING

DIMENSIONS ARE APPROXIMATE



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AERIAL/PHOTOS



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INTERIOR PHOTOS - WAREHOUSE



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SPECIFICATION SHEET



11823 State Route 44 Mantua, OH 44255

County:	Portage
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	2 Acres
Available SF:	14,400 SF
Building SF:	14,400 SF
Industrial SF:	12,000 SF
Office SF:	2,400 SF

General Listing/Transaction Information

Asking Price:	\$750,000.00 \$52.08 Per SF
Transaction Type:	Sale

Parking

Loading & Doors

# GL/DID:	1
#DH/Truck-level Doors:	2
Total Doors:	3
Loading & Doors Comments:	Docks have levelers

Contacts

Listing Broker(s)	Simon Caplan, SIOR CRESCO Real Estate 216.525.1472 scaplan@crescorealestate.com Joseph V. Barna, SIOR CRESCO Real Estate 216.525.1464 jbarna@crescorealestate.com Coleman Sorenson CRESCO Real Estate csorenson@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Single-Tenant
Year Built:	2010
ConstructionType:	Metal
Floor Type:	Concrete
Floor Thickness:	6"
Lighting Type:	Fluorescent/T-8
Sprinkler:	No
Heat:	Gas
AC:	Office
Ceiling Ht:	16' (Min) 20' (Max)
Bay Size:	30' (Width) 80' (Depth)

Utilities

Sewer:	City
Power:	480 v 400 a 3 p
Utilities Comments:	Water - Well 3/4" feed with water softener

Site

Land SF:	87,120 SF
Parcel Number:	23-023-00-00-066-001
Zoning:	LRM (Light Restricted Manufacturing)

Crane

Comments

Listing Comments: State Route 44 allows easy access to I-80 and Highway 422. Open 80' x 150' span warehouse space. 16' (min) to 20' (max) clear ceiling height. One (1) drive-in-door (12' x 14'), one (1) dock (10' x 10'), one (1) UPS dock (8'6" x 10'). Docks have levelers. All overhead doors have electric operators. Burglar alarm. Internet connection is Dual T-1 plus Spectrum 300/mbps. Interior and exterior kept in excellent condition. Additional 14 acres also available.

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