



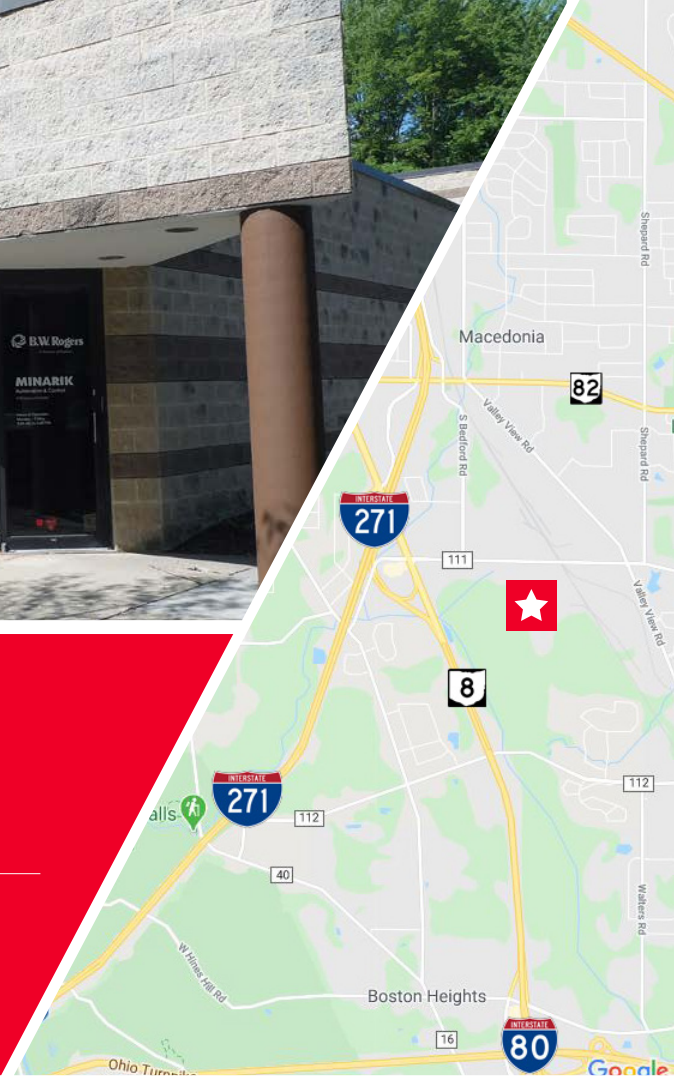
FOR SALE



7900 EMPIRE PARKWAY

MACEDONIA, OHIO 44056

13,600 SF / 9.29 ACRES



PROPERTY HIGHLIGHTS

- Excellent access to State Route 8, I-271 and the Ohio Turnpike
- Building is expandable
- Windows and exhaust ports in the warehouse
- Air lines
- Bright warehouse with painted ceiling
- 770 SF of bonus mezzanine space
- Raymond Racking System in rear of warehouse
- Kitchen/Lunchroom
- Will Call area
- Clean and well maintained

TOTAL SF
OFFICE SF
INDUSTRIAL SF
LAND
CONSTRUCTED
CEILING HEIGHT
DOCKS
DRIVE-IN DOORS
LIGHTING
HEAT
AIR-CONDITIONING
PARKING
POWER
SALE PRICE

13,600 SF
 5,600 SF
 8,000 SF
 9.29 acres
 1990
 17'8"
 One (1) 8' x 8' (with leveler in floor)
 One (1) 12' x 12'
 LED
 Overhead Gas
 HVAC - Office
 54 spaces with more available
 400A / 208V / 3P
\$799,000

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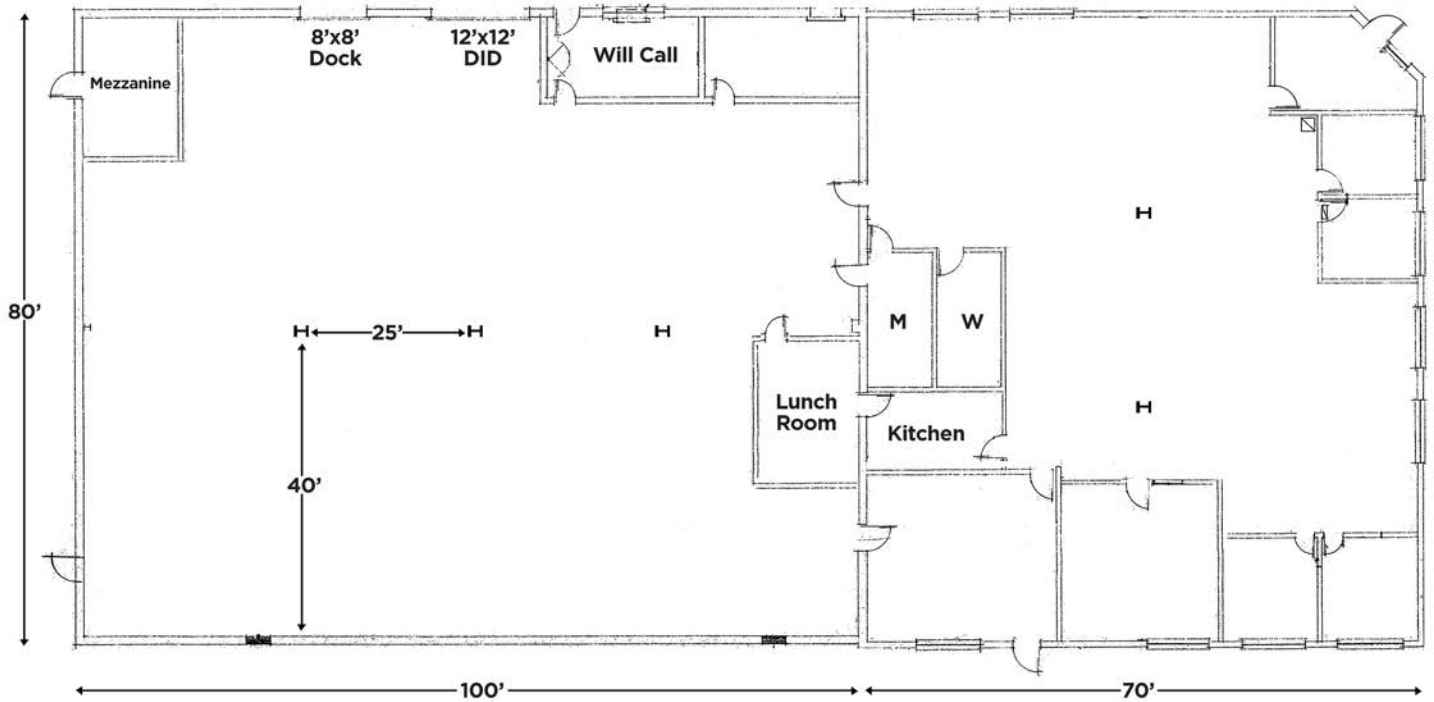
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FLOOR PLAN



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OFFICE PHOTOS



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WAREHOUSE PHOTOS



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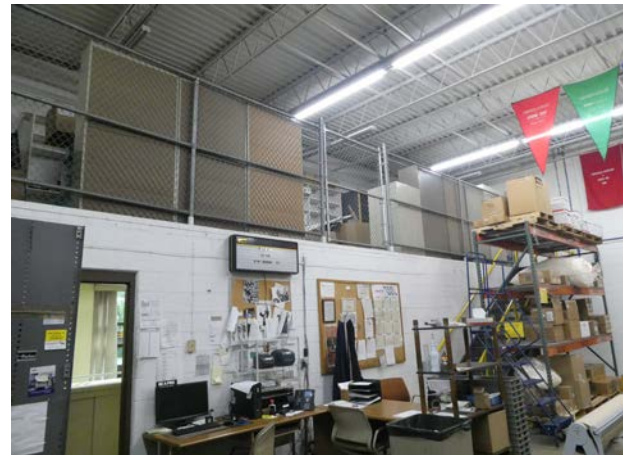
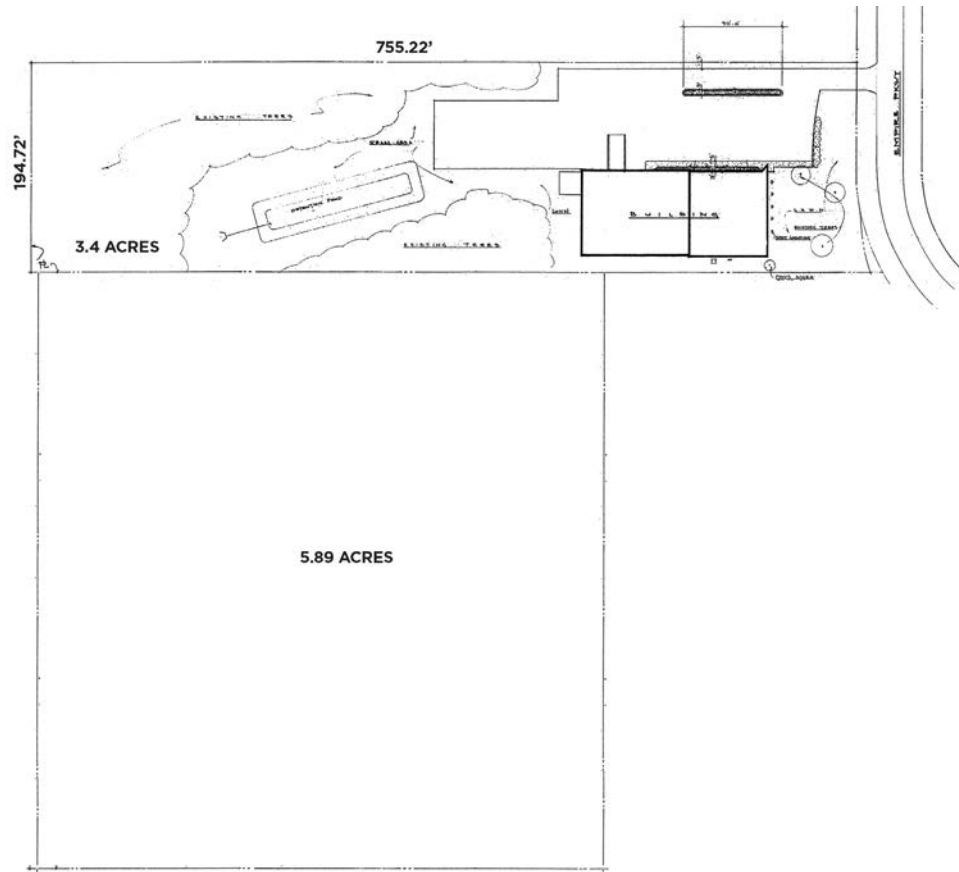
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SITE PLAN AND WAREHOUSE PHOTOS



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7900 EMPIRE PARKWAY

MACEDONIA, OHIO 44056



7900 Empire Parkway Macedonia, OH 44056

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	9.29 Acres
Available SF:	13,600 SF
Building SF:	13,600 SF
Industrial SF:	8,000 SF
Office SF:	5,600 SF

General Listing/Transaction Information

Asking Price:	\$799,000.00 \$58.75 Per SF
Transaction Type:	Sale

Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Light Industrial
Multi-Tenant:	Single-Tenant
Building Dimensions (LxW):	170' x 80'
Year Built:	1990
ConstructionType:	Masonry
Roof Type:	Flat
Floor Type:	Concrete
Floor Thickness:	6"
Lighting Type:	LED
Sprinkler:	No
Heat:	Overhead Gas
AC:	HVAC-Office
Ceiling Ht:	17' 8" (Min)

Utilities

Gas:	Unknown
Water:	City
Sewer:	City
Power:	208 v 400 a 3 p
Utilities Comments:	6" sanitary line feeding off 8" main; 1.25" water line w/ 1" tie-in off 12" main Air lines, 770 SF of Mezzanine

Site

Land SF:	404,672 SF
Parcel Number:	33-03705, 735
Zoning:	General Industrial (GI)

Crane

Comments

Parking

# Spaces:	54
Parking Comments:	More parking available

Loading & Doors

# GL/DID:	1
GL/DID Dim. (H x W)	12' x 12'
#DH/Truck-level Doors:	1
Truckwell Size:	8' x 8'
Total Doors:	2
Loading & Doors Comments:	Dock has in-floor leveler and seals

Contacts

Listing Broker(s)	Simon Caplan, SIOR CRESCO Real Estate 216.525.1472 scaplan@crecorealestate.com Elliot Kijewski, SIOR CRESCO Real Estate 216.525.1487 ekijewski@crecorealestate.com Coleman Sorenson CRESCO Real Estate csorenson@crecorealestate.com
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Listing Comments: Excellent access to State Route 8, I-271 and the Ohio Turnpike. Ample room for expansion and parking. Exhaust ports and windows in the warehouse. Air lines. LED Lighting. One (1) 12' x 12' drive-in-door. One (1) 8' x 8' truck dock with in-floor leveler and dock seals. 770 SF of bonus mezzanine space. Real Estate Taxes on both parcels pay 2020 \$18,763.68