## For Sale or Lease 17,298 SF Office/Warehouse



### **Property Details**

• Available: 17,298 SF

• Office: 1,888 SF / Warehouse: 15,410 SF

• Sale Price: \$490,000 (Price PSF: \$28.33)

• Lease Rate: \$4.00 SF (Gross)

Zoning: I-2 Industrial

• Restrooms: (2) Office (1) Shop

Acres: 0.91Frontage: 433'

• Power: 3phase, 480/208 volt, 800 amps

• Clear Height: 14' 16' 22'

• Drive-in Doors: (1) 16' x 18'

(1) 12' x 16' (2) 10' x 10'

• Cranes: (2) 5 Ton with 18' under hook

(2) 2 Ton

• Interchange / Distance: I-76 / 0.75 mile



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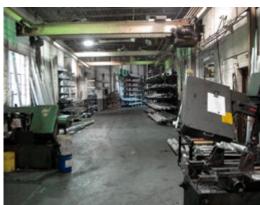
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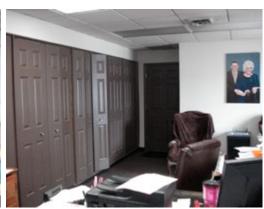
















### **Property Description**

For Sale or Lease: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas.

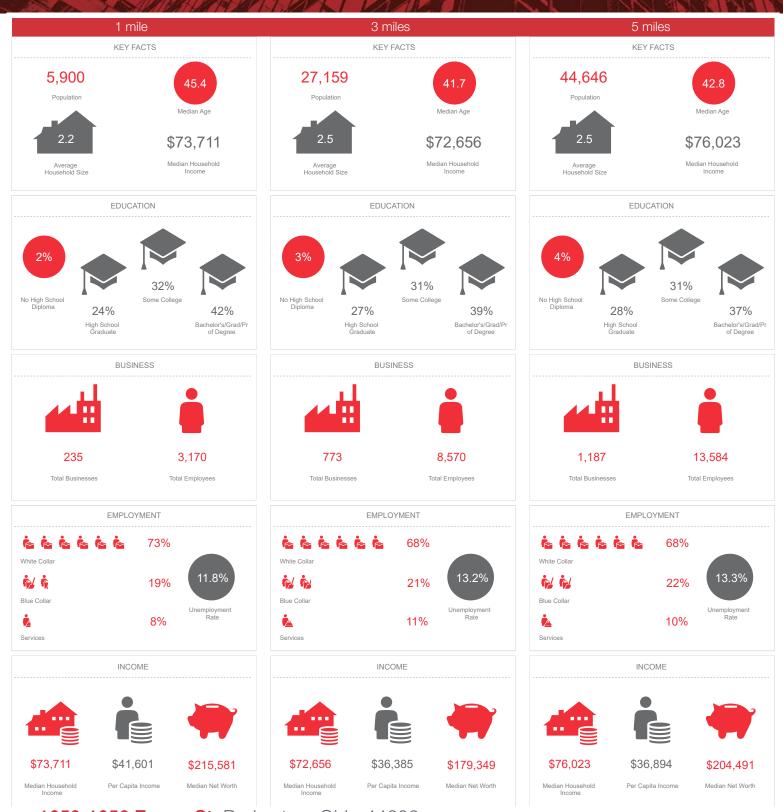
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### For Sale or Lease 17,298 SF Office/Warehouse



**1050-1056 Eagon St.** Barberton, Ohio 44203

### For Sale or Lease 17,298 SF Office/Warehouse

SPACE AVAILABLE: 17,298

WAREHOUSE AREA: 15,410

OFFICE AREA: 1,888

CONSTRUCTION: Masonry

YEAR BUILT: 1957

LAND AREA (ACRES): 0.91

ZONING: I-2 Industrial

CEILING HEIGHT: 14' - 22'

DRIVE-IN DOORS: (1) 16' x 18'

(1) 12' x 16'

(2) 10' x 10'

CRANES: (2) 5 Ton (18' under hook)

(2) 2 Ton

HEAT: Radiant, Tube

WATER: City

SEWER: City

ELECTRIC POWER: 3ph, 800A, 480/208V

PURCHASE PRICE: \$490,000

TAXES: \$7,837.68 / year (2021)

LEASE RATE: \$4.00 SF (Gross)

#### COMMENTS:

For Sale or Lease: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas.

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