

4215 Hamann Parkway-Former Ericson Building

Industrial Building For Lease

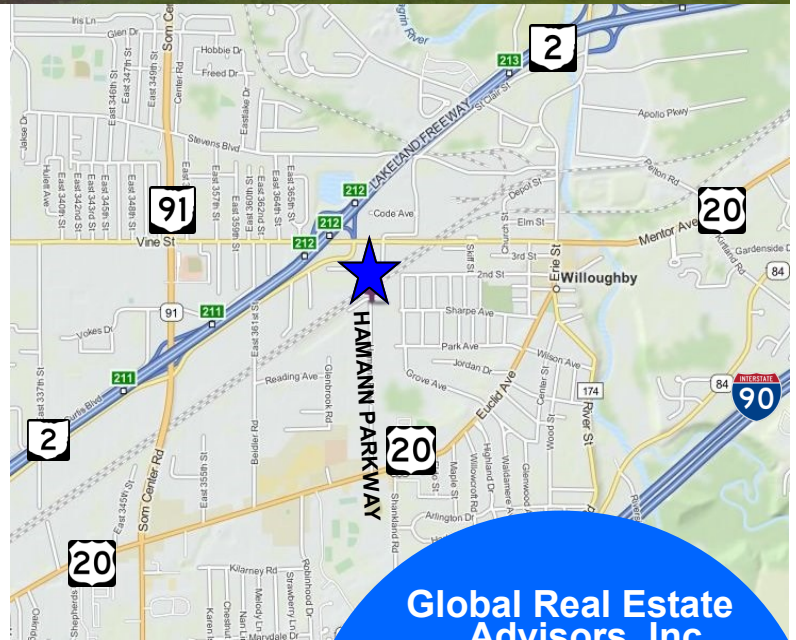
Willoughby, Ohio 44094 (Lake County)



4215 Hamann Parkway

Property Features:

- 24,008± SF Total
Building Footprint 21,550± SF
- Office 5,358± SF
2,900± SF 1st Floor
2,458± SF 2nd Floor
- Manufacturing/Warehouse Space 18,650± SF
- 2.29± Acres
- Built in 1973
- 2 Docks with Levelers
- 3 Large Drive-In Doors (10x10, 10x12 & 10x14)
- 480 & 240 Volt, 3 Phase Power
- Outside Storage Area



**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

440-339-8585 Cell

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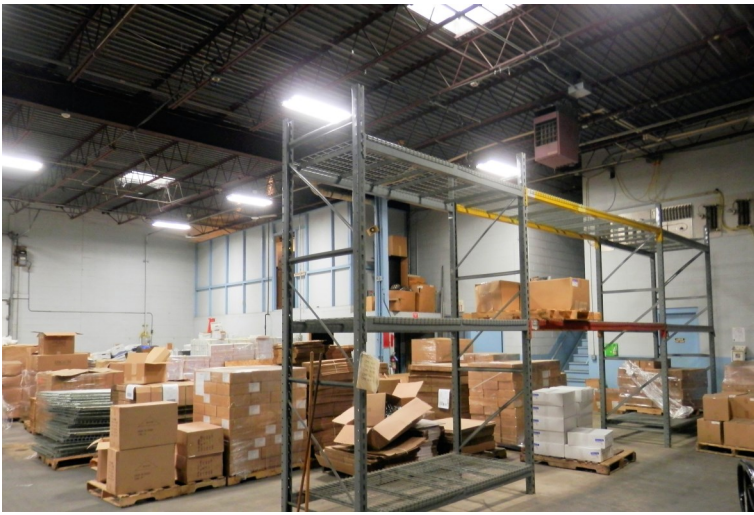
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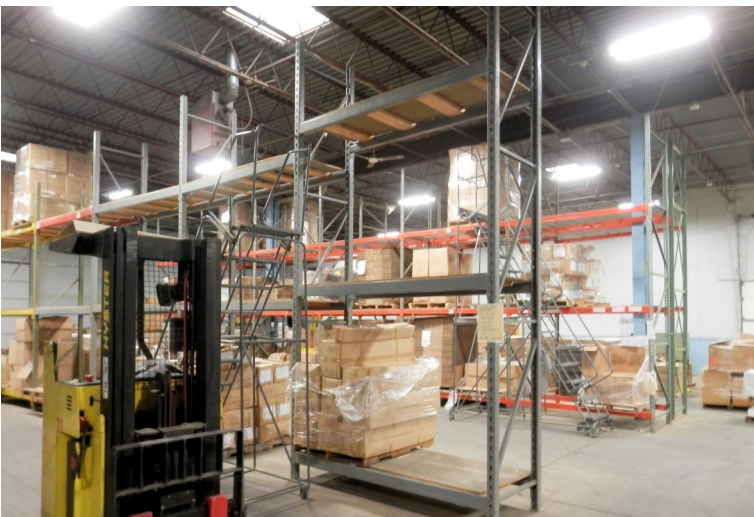


FLUORESCENT LIGHTING T-8

REZNOR HEATING UNITS

**AIR LINES THROUGHOUT WAREHOUSE
AREA**

**CEILING HEIGHTS RANGE FROM
15' CLEAR TO 18' CLEAR**



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OFFICES ON TWO FLOORS

FULL KITCHEN

AIR COMPRESSOR



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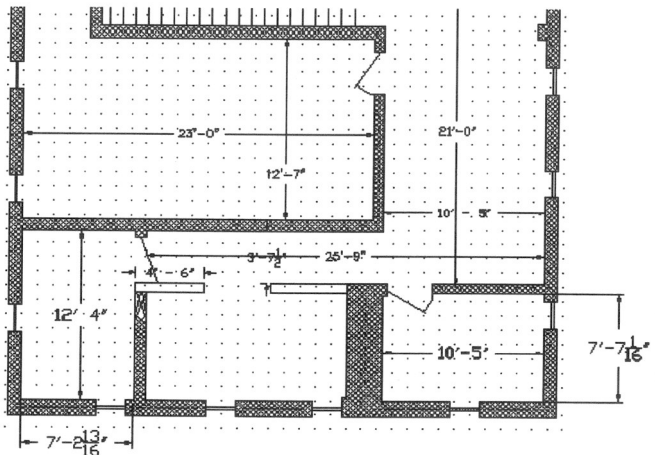
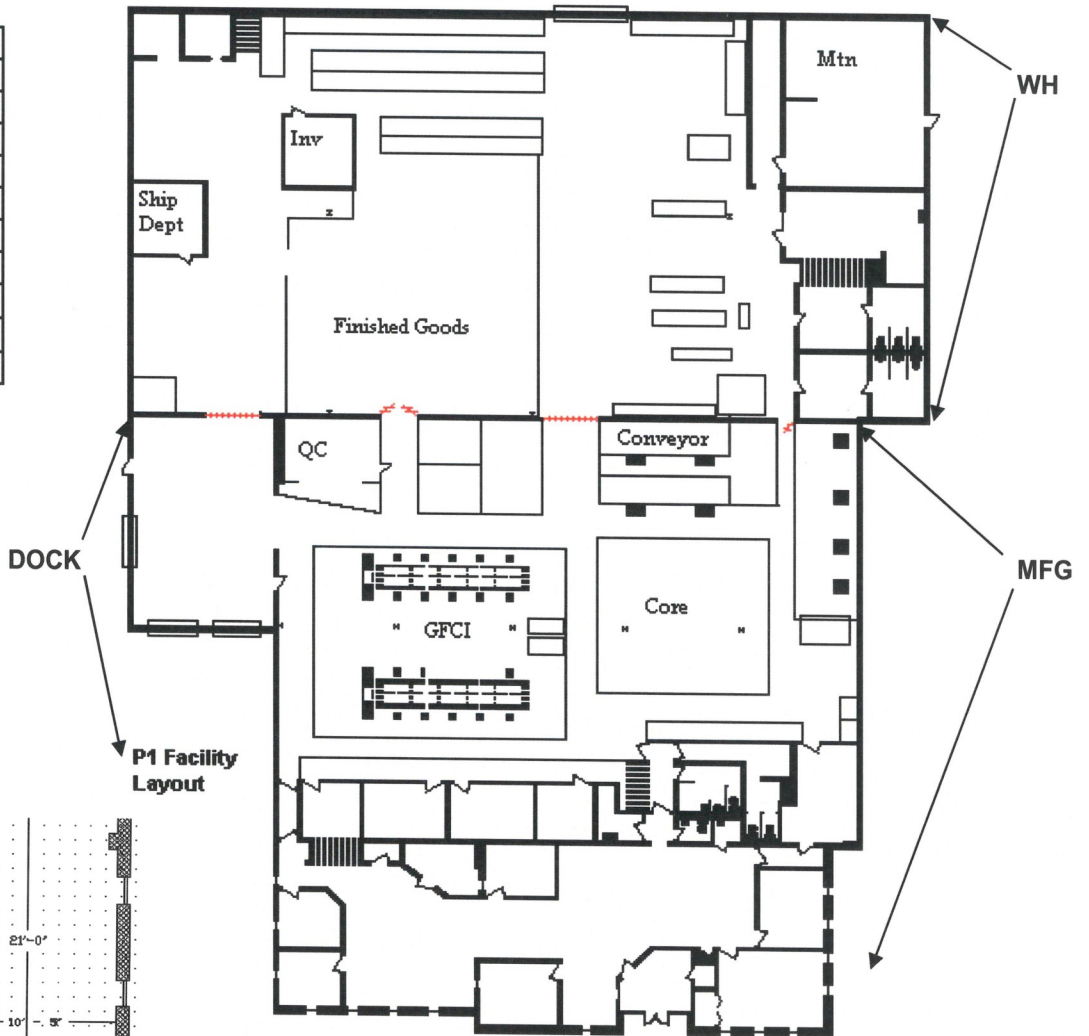
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Sq Ft Estimate 12/01/06

Ericson	P1	L'	W'
Office			
Front 1st Floor	2900	94	
*Front 2nd Floor	924	28	33
*Back 2nd Floor	1534		
MFG	7524	99	76
WH	10138	137	74
Dock	988	26	38
Gross Total	24008		
* Less 2nd Floor	2458		
Net Footprint Sqft	21550		



ENGINEERING/B.O.M. OFFICES
SECOND FLOOR LAYOUT
(SCALE: DOT TO DOT = 1'-0")



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**For Complete Package
On Offering
Contact:**

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CITY OF WILLOUGHBY

Willoughby is located at 41°39'1"N 81°24'31"W 941.650197, -81.408515). According to the United States Census Bureau, the city has a total area of 10.2 square miles (26 km²), of which, 10.2 square miles (26 km²) of it is land and 0.1 square miles (0.26 km²) of it (0.59%) is water.

2015 Demographics	1 Mile	3 Mile	5 Mile
Population	6,125	58,387	114,877
Total Households	2,818	26,268	50,922
Average Household Income	\$56,837	\$62,725	\$64,512
Total Housing Units	3,028	28,102	54,979

2009 Top Employers in the City of Willoughby

#	Employer	# of Employees
1	Lake Health	669
2	Willoughby-Eastlake City School District	458
3	Ohio Presbyterian Retirement Services	450
4	Monumentive Performance Materials	377
5	Marous Brothers Construction	263
6	City of Willoughby	237
7	Windsor-Laurelwood	225
8	Deepwood Industries	205
9	Giant Eagle	180
10	Bescast	141



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