

608 South State Street (One High Tech Avenue) SR 86

Industrial Facility For Sale or Lease

Painesville, Ohio 44077 (Lake County)

**Price
Reduced
to \$3.4 M**

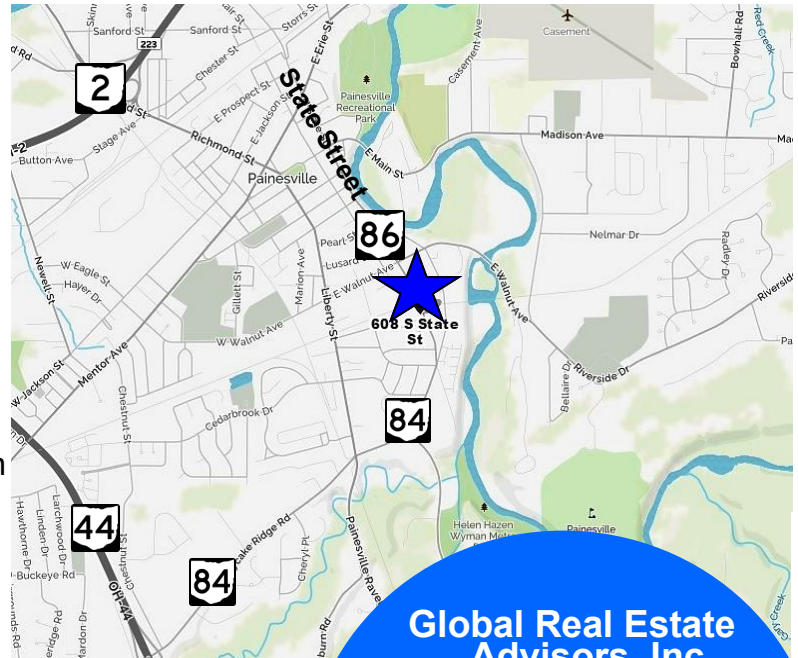


608 South State Street

One High Tech Avenue

Property Features:

- 84,600± SF Facility
- 5.9± Acres
- Newest Section Built in 2001 (45,100± SF)
- 9,749± SF Office
- Trac Lighting in some Areas
- 13 Drive-In Doors (12'x16')
- 6 Drive-In Doors (12'x14')
- Static Resistant Floors in Main Warehouse
- Water, Air and Power at each OHD Work Area in New Section of the Warehouse
- 1200 AMP, 208-220-240 3-Phase Power
- Building can be Sub-Divided
- Situated Close to SR 84 & SR 86 Intersection



**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker

440-255-5552 x 221

440-339-8585 Cell

Neil@GlobalCommercialRE.com



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www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

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BROKER**

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Property Features:

- Painesville Power
- East Ohio Gas
- City Link Phone Service
- City Water
- Air Lines Throughout
- Glass Block Windows in Warehouse and Reception Areas
- Newer Section - Rear Warehouse 45,100± SF
 - Sprinklered (Wet)
 - Air Rotation Heat
 - Metal Halide Lighting
 - 22' Clear Ceiling Height
 - Column Spacing is 45' x 42'
- Older Section of Facility
 - Reznor Heat
 - Fluorescent Lighting
- 5 Ton Crane
- 18' - 22' Clear Ceiling Heights
- Brick, Block & Metal Construction
- Flat Roof over Warehouse Area
- Gable Roof over Portion of the Office Area
- Floor Drains Throughout
- All Equipment is also Available For Sale
- Beautiful Facility - This is a Must See!
- Easy Access to SR 2 and Interstate 90
- Painesville Economic Incentives Available



4 Parcels

Gated Entrance



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Reception Area



Office

Conference Room



IT Room



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South Side



South Side



North Side



West Side



Parking Area



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Warehouse with OHD to North Side



Fully A/C Warehouse, Part of 8,600± SF Area



Part of 8,600± SF Area



Showroom



Showroom



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Warehouse Offices, Tool Room & Restrooms



Warehouse



Warehouse, Full Size Semi Paint Booth



Part of 45,100± SF Warehouse



Part of 7,700± SF Area



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1600 AMPS 480-240 3-Phase



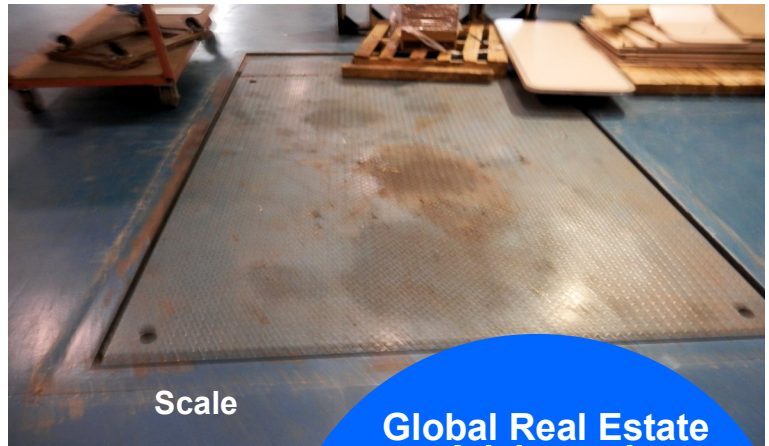
1600 AMPS 480-240 3-Phase



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5 Ton Crane



Scale



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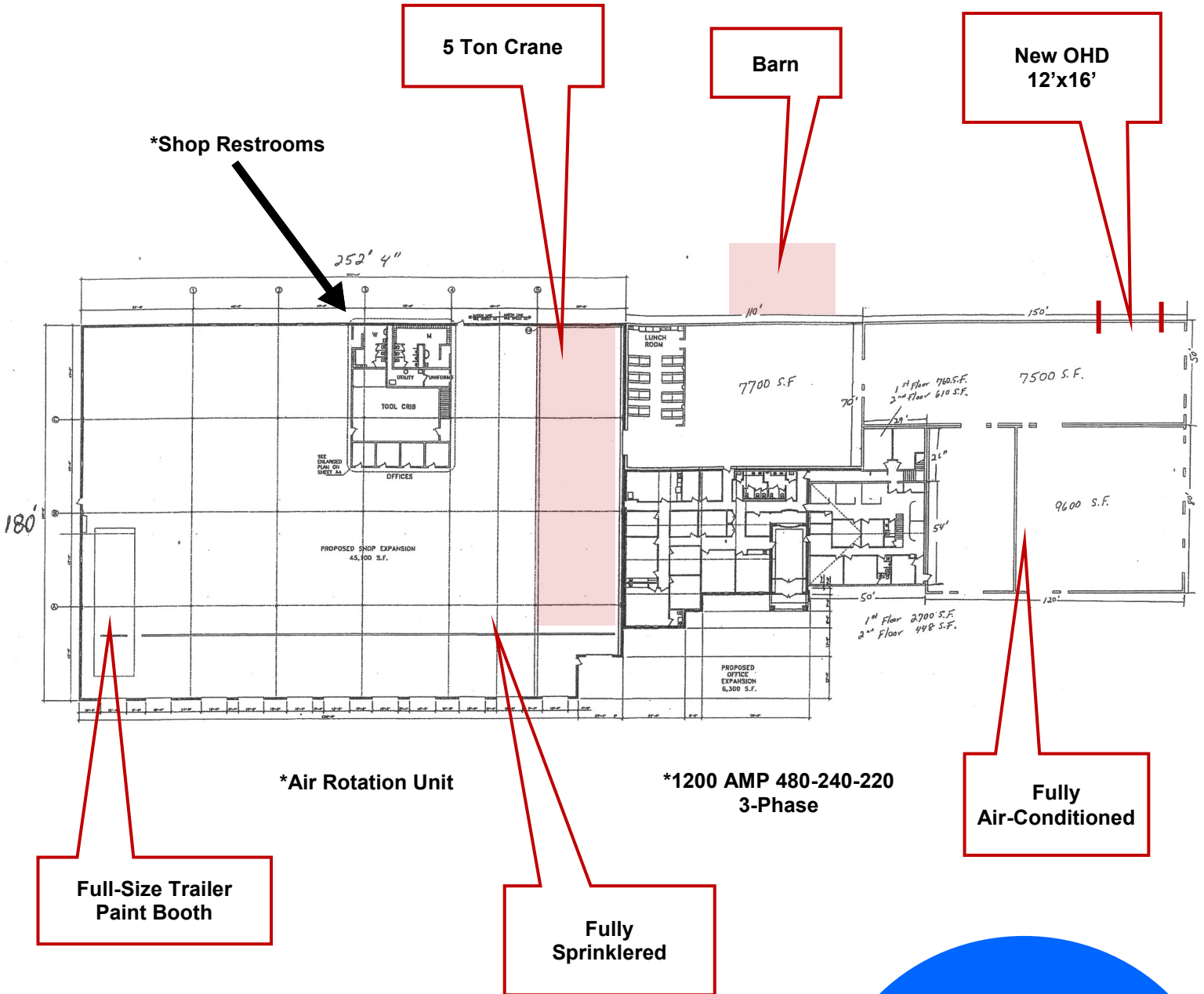
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