

4421 & 4429 Hamann Parkway Warehouse/Industrial Property For Sale Willoughby, OH 44094 (Lake County)



4429 Hamann Parkway, Willoughby, OH 44094

Property Features:

- **4421 Hamann Parkway**
 - ▶ 7,033± SF Single Tenant Building
 - ▶ 400Amp 240V 3-Phase Power
 - ▶ (1) 12'x14' Overhead Door
 - ▶ Mezzanine Storage Area
 - ▶ Small Office Area
- **4429 Hamann Parkway**
 - ▶ 7,500± SF Multi-Tenant Building
 - ▶ (2) 10'x10' Overhead Door and (1) 12'x12' Over head Door
 - ▶ Skylight in Warehouse Area
 - ▶ Kitchen, Men's and Ladies Restrooms, Reception Area and Nice Mix of Office Space including Wood-Finished Executive Office

**Due to Side Yard Requirements,
Lot Cannot be Split**

**Two Separate Buildings For Sale at
\$695,000.00**



**Global Real Estate
Advisors, Inc.**

David Sigg, CCIM, Broker
440-255-5552 x 224
440-668-3300 Cell

Sigg@GlobalCommercialRE.com

Neil Sawicki, SIOR, Broker
440-255-5552 x 221

Neil@GlobalCommercialRE.com



www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
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.

4421 & 4429 Hamann Parkway
Warehouse/Industrial Property For Sale
 Willoughby, OH 44094 (Lake County)



4421 Hamann Parkway



Back of Property



www.GlobalCommercialRE.com
 8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
 BROKER

Global Real Estate Advisors, Inc.
 David Sigg, CCIM, Broker
 440-255-5552 x 224
 440-668-3300 Cell
Sigg@GlobalCommercialRE.com
 Neil Sawicki, SIOR, Broker
 440-255-5552 x 221
Neil@GlobalCommercialRE.com

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.