

4200 Benefit Avenue

Industrial Facility For Sale or Lease

Ashtabula, Ohio 44004



*Parcel Lines are Approximate

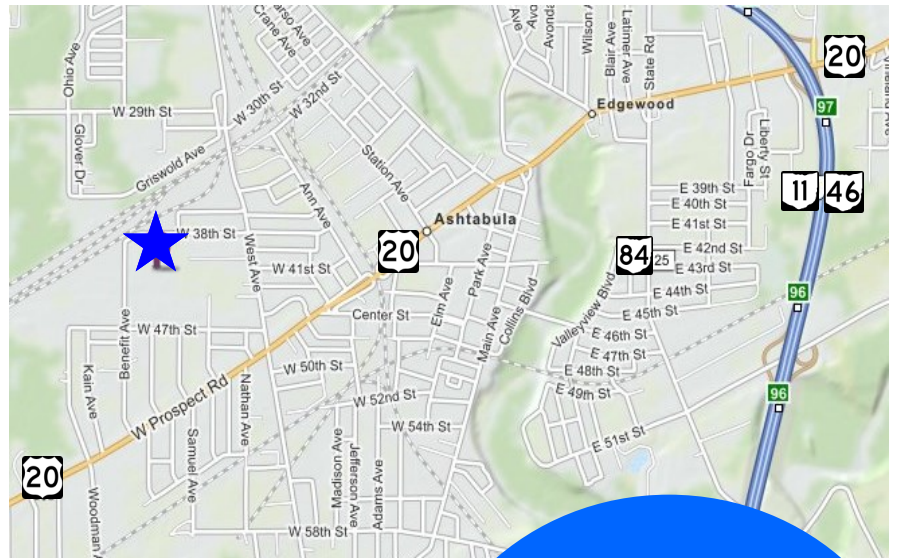


Property Features:

- 283,527± SF Total Building
- 243,000± SF of Industrial Space
- 41,527± SF of Office/Other Space
- Ceiling Height 15' to 23'6" Clear
- Zoned for Industrial
- Sprinklers
- 9 Docks, 10 Drive-In Doors
- Cranes Throughout
- Truck Scale on Property
- Perimeter of Property is Fenced
- 3000 KVA, 120/277/480 V, 1 & 3 Phase Power
- Easy Access to Route 20, SR 45 & I-90

Lease Full Building for \$2.75 psf NNN

Partial Building \$3.00 psf NNN



www.GlobalCommercialRE.com

8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

**Global Real Estate
Advisors, Inc.**

Neil Sawicki, SIOR, Broker

440.255.5552 x 221

Neil@GlobalCommercialRE.com

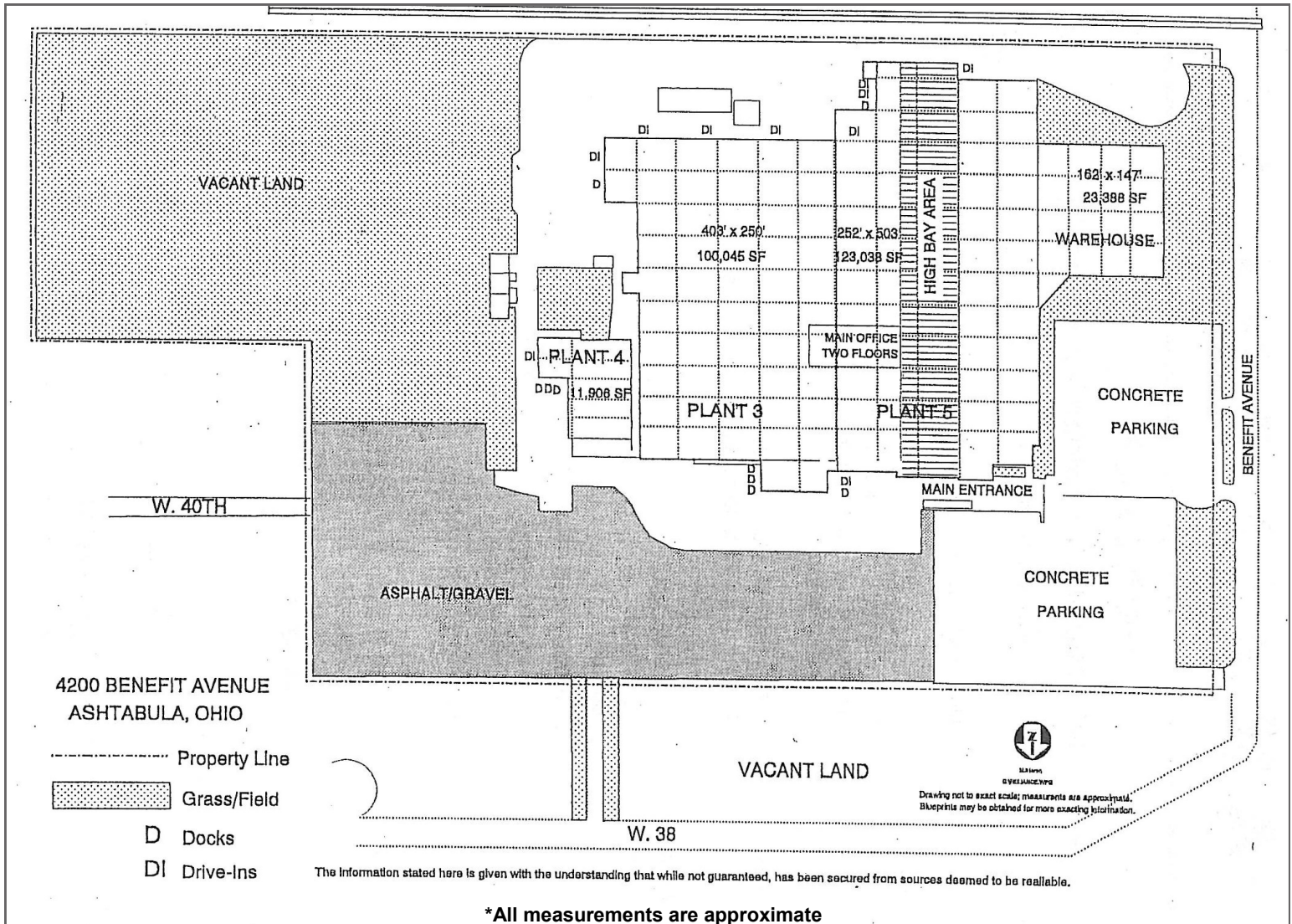
440.339.8585 Cell

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