

# 48,000 SF Freestanding Manufacturing Facility

For Sale | 9465 Edison Street NE, Alliance, OH 44601



CUSHMAN &  
WAKEFIELD

CRESCO  
Real Estate



## PROPERTY HIGHLIGHTS

- Extremely clean and well maintained industrial manufacturing facility located in Alliance, OH
- Great opportunity for a local owner/user to expand their business operations
- Multiple building additions throughout it's life with the most recent addition in 2014
- Clear heights in warehouse ranging from 11'6" - 37'
- Heavy power: 2000 KVA transformer installed in 2022
- Close proximity to I-77 and SR 44

## ASKING PRICE

**\$1,344,000** (\$28.00/SF)

[VIDEO TOUR 1](#)

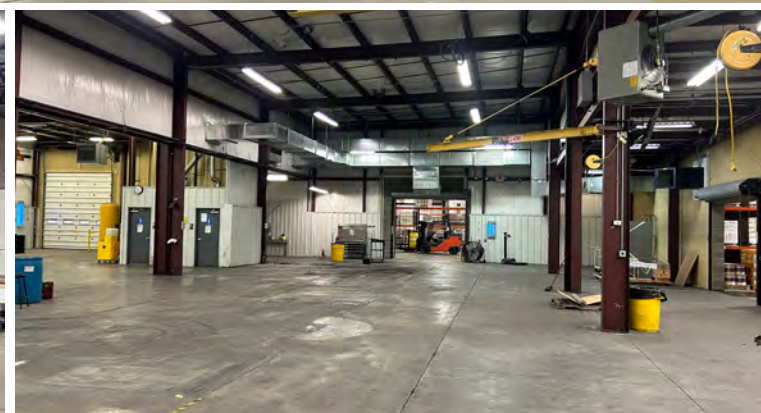
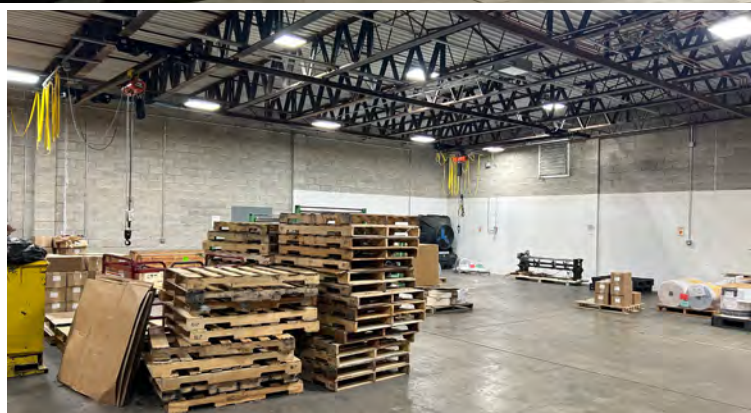
[VIDEO TOUR 3](#)

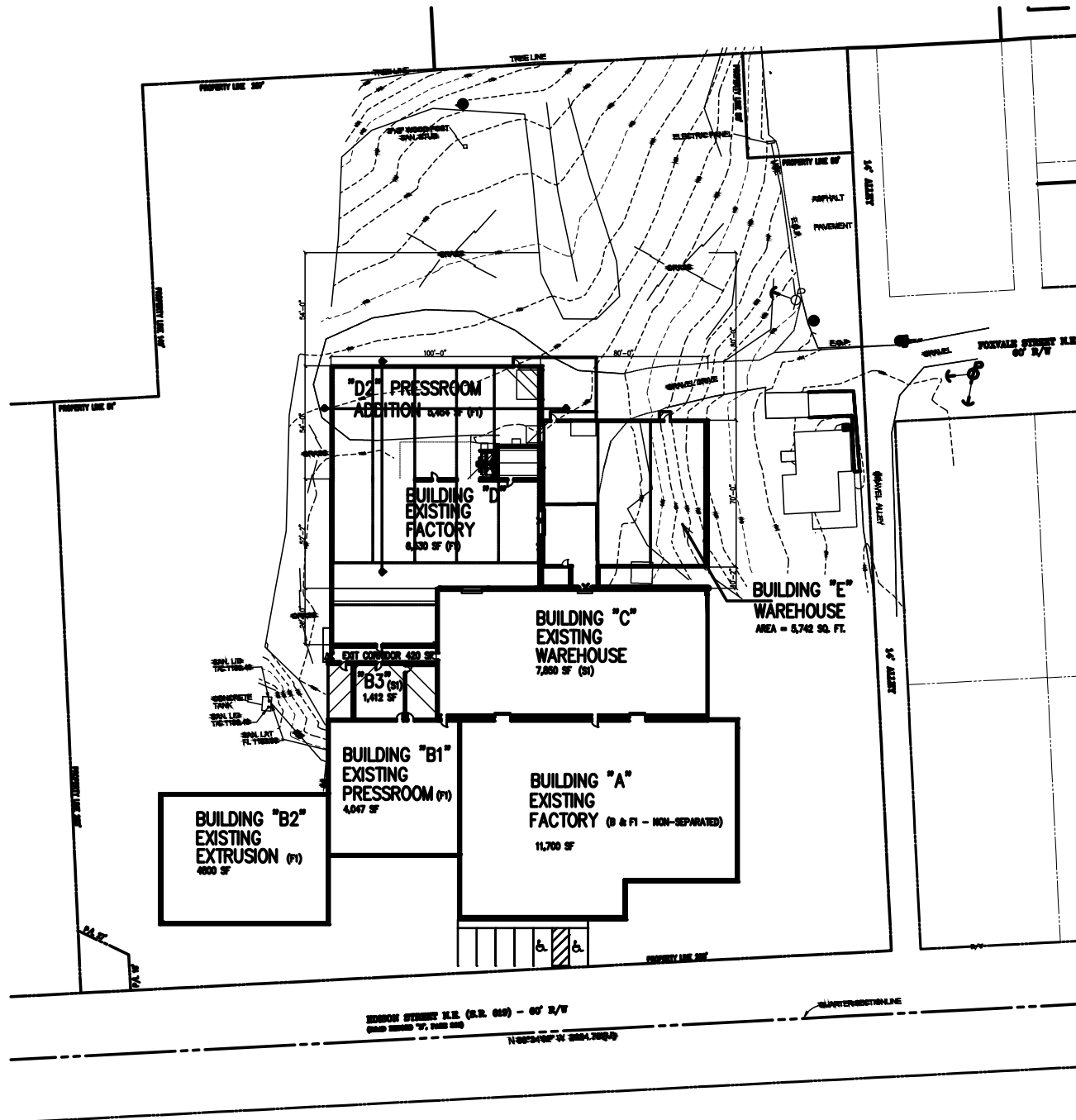
[VIDEO TOUR 2](#)

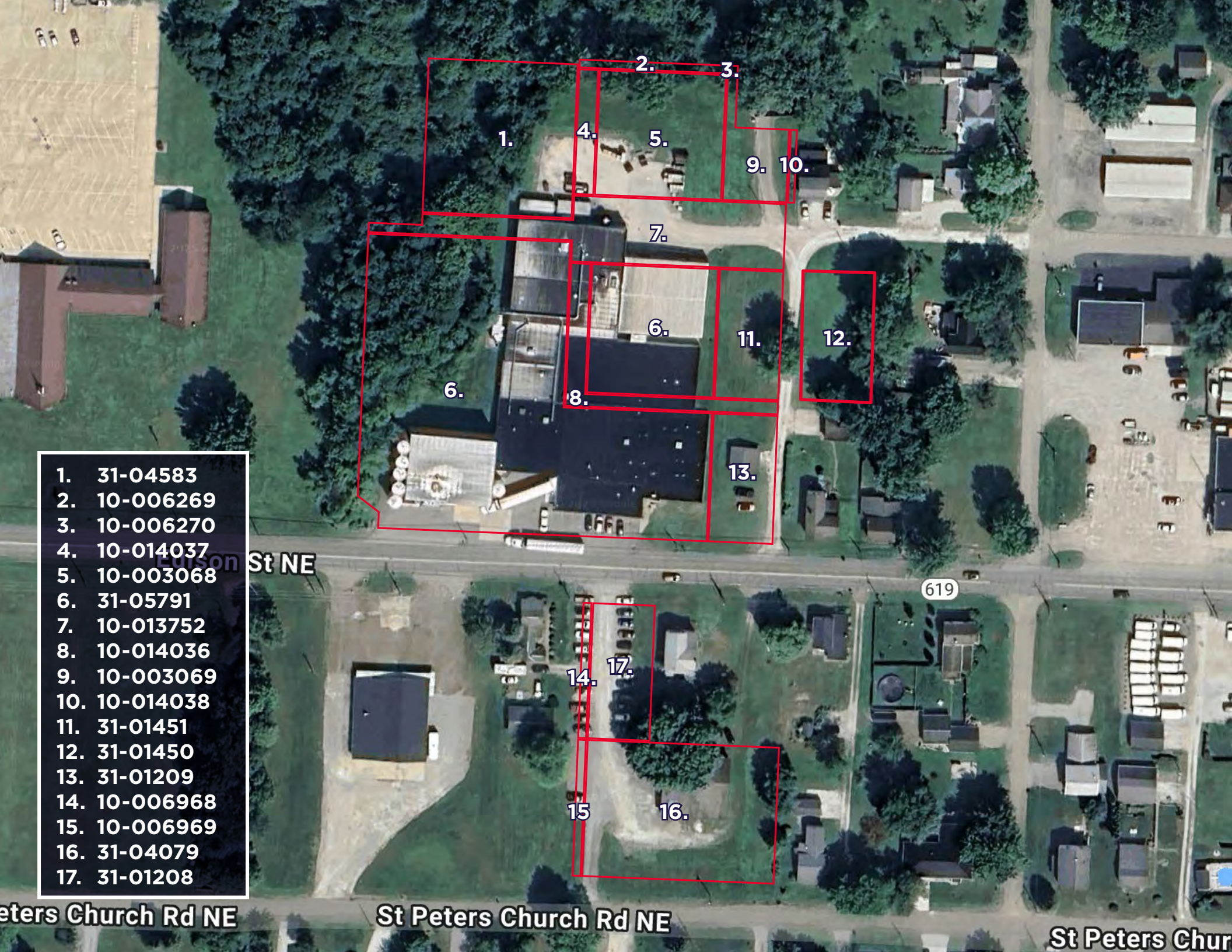
[VIDEO TOUR 4](#)

## Property Specifications

<b>Total Building Size:</b>	48,000 SF	<b>Clear Height:</b>	11'6"-37'	<b>A/C:</b>	Office
<b>Industrial Size:</b>	±45,000 SF	<b>Docks:</b>	Two (2)	<b>Power:</b>	1200A / 480V / 3P 1600A / 480V / 3P
<b>Office Size:</b>	±3,000 SF	<b>Drive-in Doors:</b>	Two (2) - 10'x10' & 12'x10'	<b>Parking:</b>	Ample
<b>Land Size:</b>	4.52 AC	<b>Sprinkler:</b>	Partial Dry	<b>Zoning:</b>	B-2 Commercial Business
<b>Year Built/Reno:</b>	1947/2014	<b>Lighting:</b>	LED & Fluorescent		
<b>Construction:</b>	Steel/Masonry/Metal	<b>Heat:</b>	Overhead Gas/Radiant		





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1. 31-04583
  2. 10-006269
  3. 10-006270
  4. 10-014037
  5. 10-003068
  6. 31-05791
  7. 10-013752
  8. 10-014036
  9. 10-003069
  10. 10-014038
  11. 31-01451
  12. 31-01450
  13. 31-01209
  14. 10-006968
  15. 10-006969
  16. 31-04079
  17. 31-01208

St Peters Church Rd NE

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