



## Property Specifications

	BUILDING A	BUILDING B	TOTAL
<b>TOTAL AVAILABLE SF:</b>	11,595 SF	6,000 SF	17,595 SF
<b>OFFICE SF:</b>	1,500 SF	0 SF	1,500 SF
<b>WAREHOUSE SF:</b>	10,095 SF	6,000 SF	16,095 SF
<b>CLEAR HEIGHT:</b>	12'	14'	
<b>TRUCK DOCKS:</b>	None	None	0
<b>DRIVE-IN DOORS:</b>	Two (2)	Three (3)	Five (5)
<b>CONSTRUCTION TYPE:</b>	Masonry, Ceiling Bow Truss	Metal Pre-Engineered	
<b>ROOF:</b>	Modified Bitumen	Metal Standing Seam	
<b>LOT SIZE:</b>			2.141 AC

- Both buildings are well maintained and ready for occupancy February 10th
- Highly functional layout ideal for a manufacturer or contractor
- Drive-in door access for both buildings
- Fenced outdoor storage offering secure space for inventory or vehicles
- Clear span construction provides maximum flexibility for equipment layout or a wide range of uses
- Easy access to I-480, the Ohio Turnpike, and I-90

**ASKING SALE PRICE: \$620,000 OR \$35.24 PER SQUARE FOOT**  
**ASKING LEASE RATE: \$5.00/SF NNN**

### KEVIN M. KELLY

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FOR SALE OR LEASE

**880 Infirmary Road**  
Elyria, Ohio 44035

**Aerial / Location Map**



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Building A - Exterior  
North Elevation



Building A - Exterior  
South Elevation



Building B - Exterior  
West Elevation



Building B - Exterior North  
Elevation



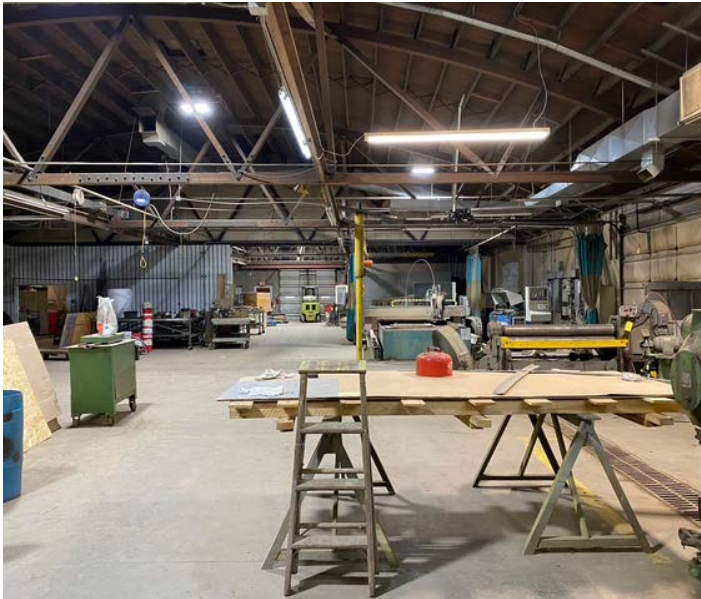
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Building A - Warehouse  
Interior



Building A - Office



Building A - Office



Building A - Office



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Building B - Interior



Building B - Interior



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