



Property Specifications

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

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Aerial / Location Map



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FOR SALE OR LEASE
880 Infirmary Road
Elyria, Ohio 44035

Building A - Exterior
 North Elevation



Building A - Exterior
 South Elevation



Building B - Exterior
 West Elevation



Building B - Exterior North
 Elevation



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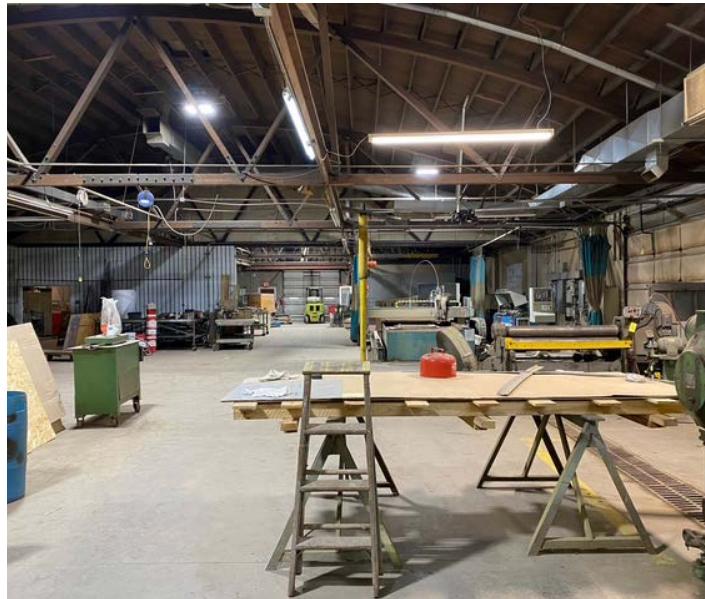
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Building A - Warehouse
Interior



Building A - Office



Building A - Office



Building A - Office



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FOR SALE OR LEASE

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Building B - Interior



Building B - Interior



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