

Industrial Building For Sale

**RICHARD
FLAGEL REALTY
INC.**
RETAIL • OFFICE
SALES • LEASING • MANAGEMENT



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31,404 sf building on 1.83 acres for \$750,000

3,300 sf office space

12,000 sf warehouse - 18' ceilings

16,104 sf production area - 14' ceilings

Additional 1/3 acre lot included in sale price!

Zoned I-1D: Light Industrial District

3 Loading docks and 3 Drive in doors

Heated throughout

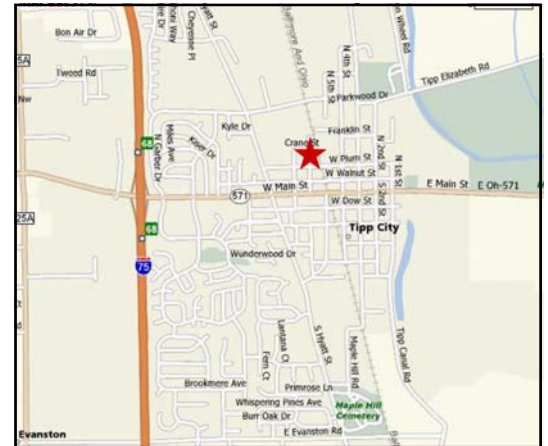
Sprinkler system in entire building

Floor: 6" Concrete with 4,000 psi

Minutes from I-75 as a connector to I-70

Ample parking at front and side of the building

3 phase electric; 208 V, 1000 amp service



Demographics:

<u>Population</u>	<u>Average Household Income</u>
1 Mile - 5,535	1 Mile - \$67,071
3 Mile - 15,391	3 Mile - \$84,800
5 Mile - 27,242	5 Mile - \$85,660



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31,404 sf Industrial Building



Rear of building

Site Ideal for:

- Industrial Service
- Research Lab
- Printing
- Wholesale Facilities
- Warehouse
- Distribution Firms
- Medical, Dental, Optical Manufacturing
- Light Sheet Metal Products
- Tool, Die, Gauge, and Machine Shops



Production area



Warehouse

