

For Sale or Lease
**20,000 SF Industrial
Building on 3 Acres**



120 Marc Drive

Cuyahoga Falls, Ohio 44221

20,000 SF building built in 2006. 20 ft. clear height, two truck docks, 4 overhead doors. Up to 13,000 SF of office. Parking for over 70 cars on 3 acres. Listing agent has equity interest in property.

Property Features

Sale Price: \$1,500,000
Lease Rate: \$8.00 PSF Net
Year Built: 2006
Available SF: 20,000
Drive-In Doors: (3) 10' x 10'
(1) 8' x 10'



For more information:

Tom Fox, SIOR

330 730 1047 • tfox@naipvc.com

789 White Pond Drive • Suite C
Akron, Ohio

330 535 2661

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NAIPleasant Valley

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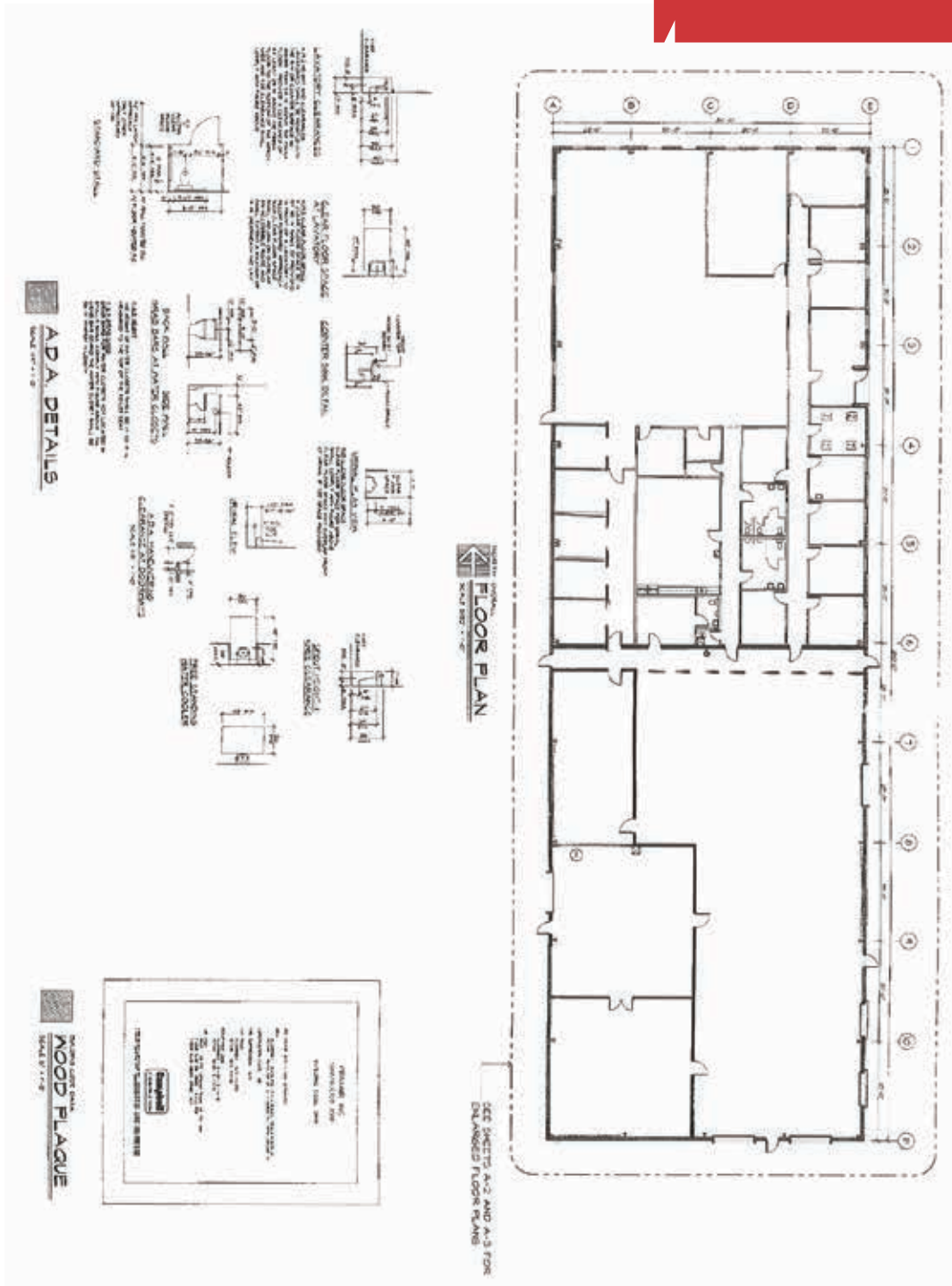
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Property Details

SPACE AVAILABLE:	20,000
WAREHOUSE AREA:	7,000
OFFICE AREA:	13,000
CONSTRUCTION:	Block & Steel
YEAR BUILT:	2006
LAND AREA (ACRES):	3.00
ZONING:	Industrial- Normal Industrial
CEILING HEIGHT:	20'
TRUCK DOORS:	2 Docks
DRIVE-IN DOORS:	3 10' x 10'
	1 8' x 10'
CRANES:	None
COLUMN SPACING:	Clear Span
FLOORS:	6"
SPRINKLERED:	No
HEAT:	Forced Air
WATER:	City
SEWER:	City
ELECTRIC POWER:	480, 3 phase, 400 amp, Cuyahoga Falls

Price Details

PURCHASE PRICE:	\$1,500,000
LEASE RATE:	\$8.00 PSF Net
TAXES:	\$17,249/half
COMMENTS:	13,000 SF office area, Large conference room, breakroom, activity room, possibility of furniture for sale. Agent has an equity interest in property.

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