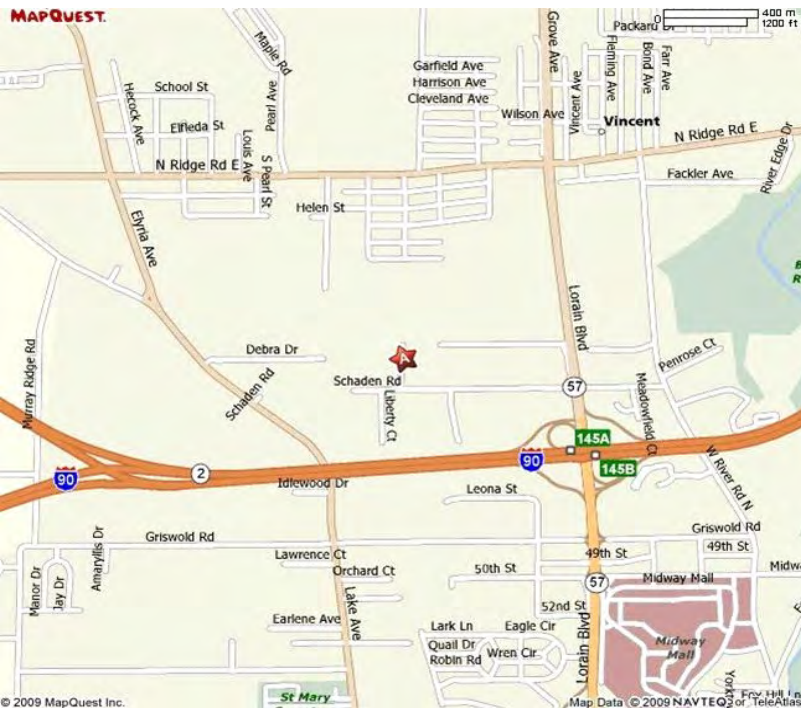


# 147 Freedom Court

Elyria, Ohio 44038



## For Sale or Lease - Excellent Industrial Property



### HIGHLIGHTS:

- ◆ 10,000 Total Sq. Ft. Building situated on .9615 acre
- ◆ Includes 1,424 Sq. Ft. of Office Space
- ◆ 2 Drive-in Doors - 14' x 14'
- ◆ 16' Clearance Height
- ◆ 3-Phase / 220 Power
- ◆ Zoned Light Industrial
- ◆ Built in 1996 with an addition in 2000
- ◆ Easy Access to I-90 and Ohio Turnpike at Route 57
- ◆ **Asking Sales Price: \$329,900**
- ◆ **Asking Lease Rate: \$4.50/SF Gross**

**Michael P. Petrigan** Executive Managing Director 216.453.3017 [mpetrigan@ngkf.com](mailto:mpetrigan@ngkf.com)

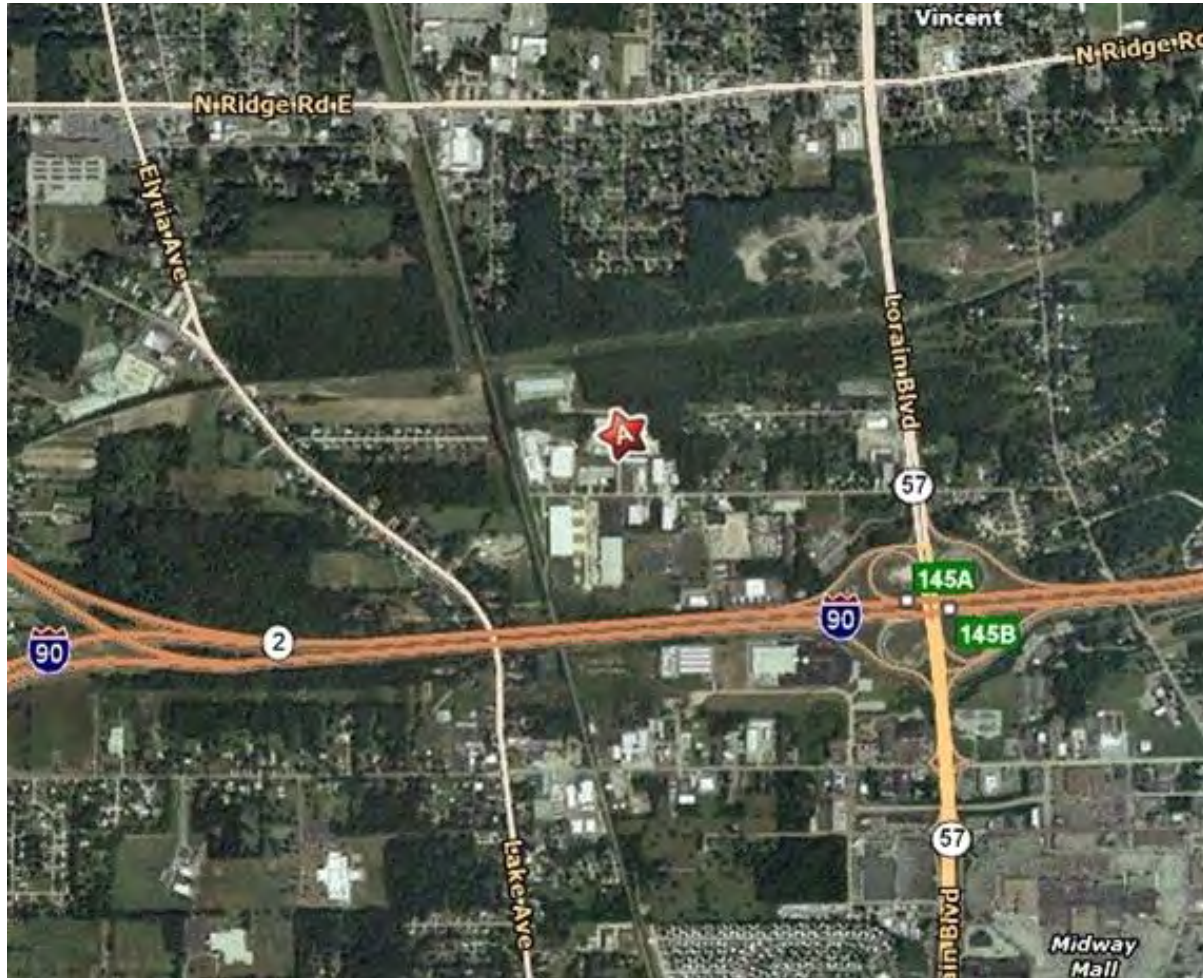
**Newmark Grubb  
Knight Frank**

1350 Euclid Avenue, Suite 300, Cleveland, OH 44115

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 147 Freedom Court

Elyria, Ohio 44038



**Newmark Grubb  
Knight Frank**

**Michael P. Petrigan** Executive Managing Director 216.453.3017 [mpetrigan@ngkf.com](mailto:mpetrigan@ngkf.com)

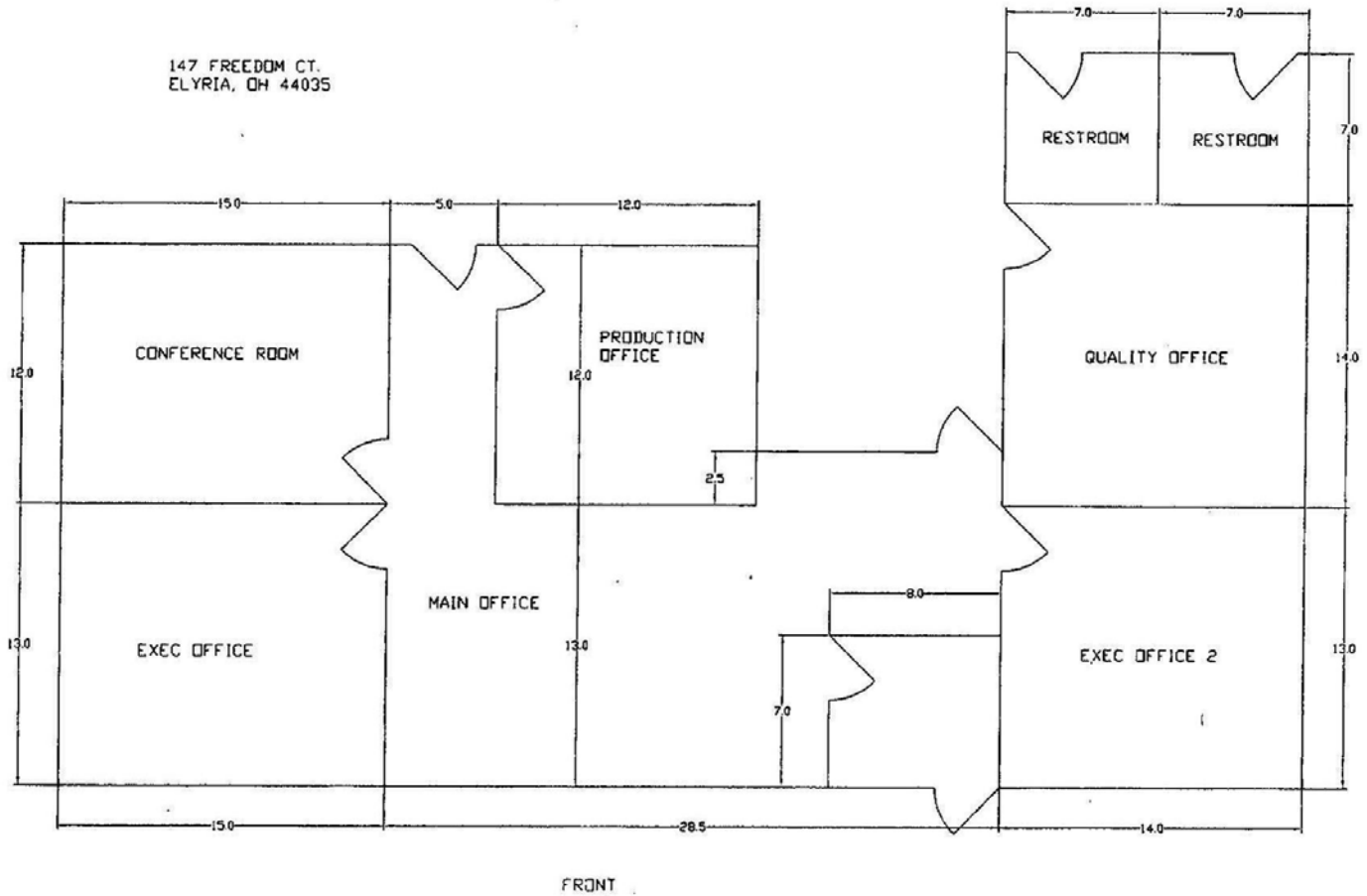
Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# 147 Freedom Court

Elyria, Ohio 44038



## OFFICE LAYOUT



**Newmark Grubb  
Knight Frank**

**Michael P. Petrigan** Executive Managing Director 216.453.3017 [mpetrigan@ngkf.com](mailto:mpetrigan@ngkf.com)

Procuring broker shall only be entitled to a commission calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

