

# 300 South Abbe Rd.

Elyria, OH 44036



## For Sale - Nice Industrial Property with Great Visibility

### PRICE JUST REDUCED!



- ◆ 33,752 SF Industrial Building (expandable) situated on 4.31 acres
- ◆ Approximately 3,050 SF of Office area and approximately 30,702 SF of Warehouse area.
- ◆ Three (3) Drive-In Doors and Two (2) Dock Doors
- ◆ 16 Ft. Ceiling Height
- ◆ 480 / 3-Phase Power - 6" Gas Lines
- ◆ Ample surface parking available
- ◆ Zoned (H-1) Heavy Industrial - Wet sprinkler system in warehouse area
- ◆ Daily Traffic Counts on Taylor St. and Rt. 57 - 30,000+ Cars
- ◆ Excellent access to I-90, Rt. 10 and I-80 Ohio Turnpike.
- ◆ **Asking Sale Price: WAS \$695,000 NOW \$595,000**

**Michael P. Petrigan** (Licensed Real Estate Salesperson) Executive Managing Director

216.453.3017 [mpetrigan@ngkf.com](mailto:mpetrigan@ngkf.com)

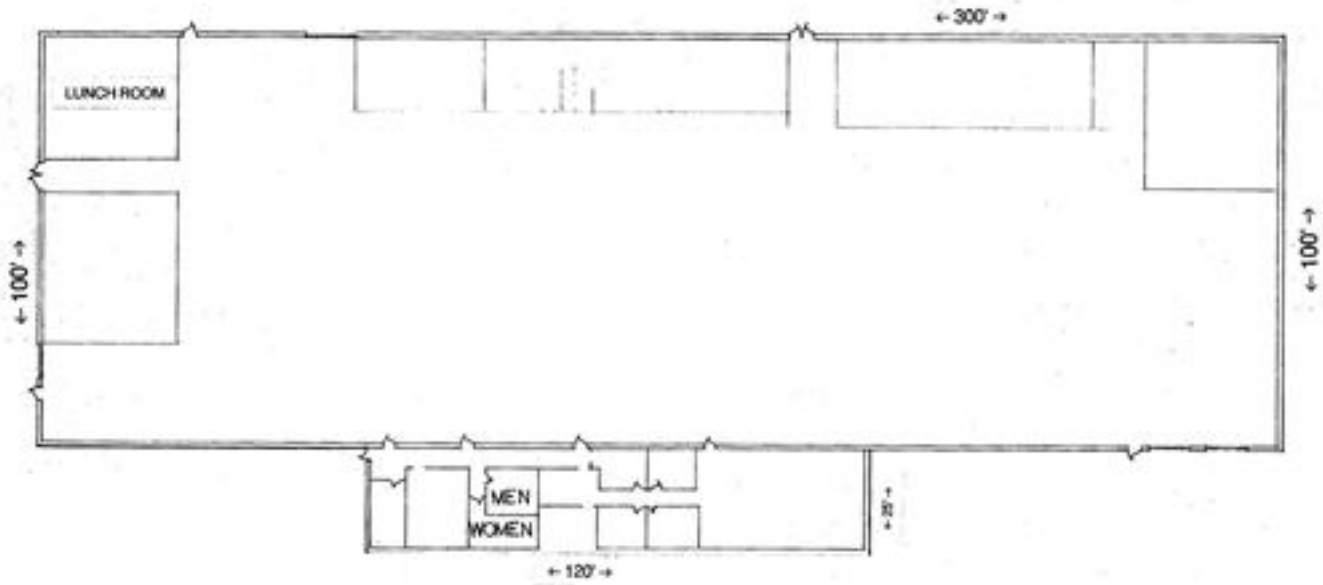
1350 Euclid Avenue, Suite 300, Cleveland, OH 44115

## Newmark Grubb Knight Frank

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.

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