

765 Sugar Lane

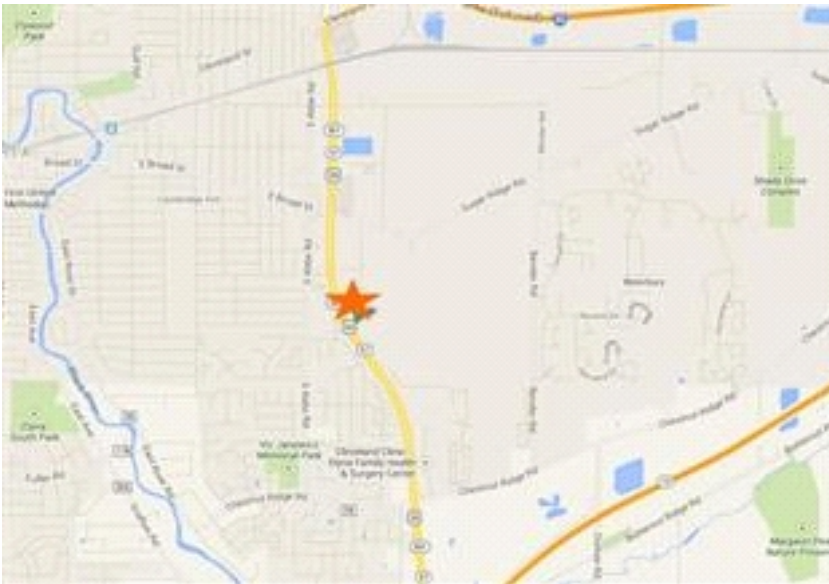
Elyria, OH 44036



Well-Maintained Industrial Building - Great Elyria Location



Excellent Building for Car Collector



- ◆ Well maintained, 6000 SF industrial/storage facility on .54 acres. Property dimensions 90' x 215'
- ◆ Two (2) offices (recently updated), two (2) restrooms and two (2) 8' x 10' Drive-Ins
- ◆ 12' ceiling height
- ◆ Built in 1990
- ◆ Building exterior repainted - 2014
- ◆ Warehouse Floors painted - 2014
- ◆ 208 / 3 phase power and Reznor heat
- ◆ All new HVAC and full building A/C recently installed
- ◆ Zoned L-1 - Light Industrial District
- ◆ Freestanding building located in well-developed industrial park
- ◆ **Asking Price: \$319,000**

**Newmark Grubb
Knight Frank**

Michael P. Petrigan (Licensed Real Estate Salesperson) Executive
Managing Director **216.453.3017** mpetrigan@ngkf.com

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.

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**Excellent Facility for
the Car Collector,
Light Manufacturing
or Storage**



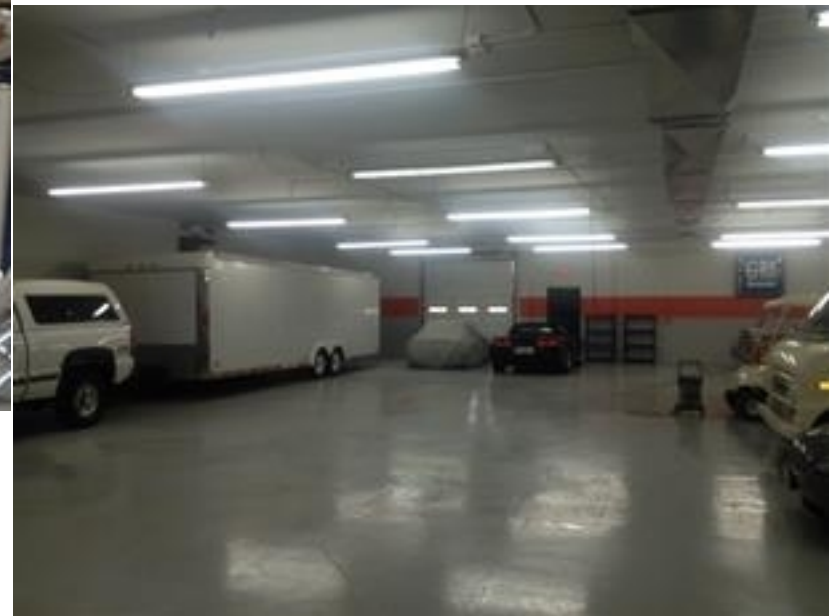
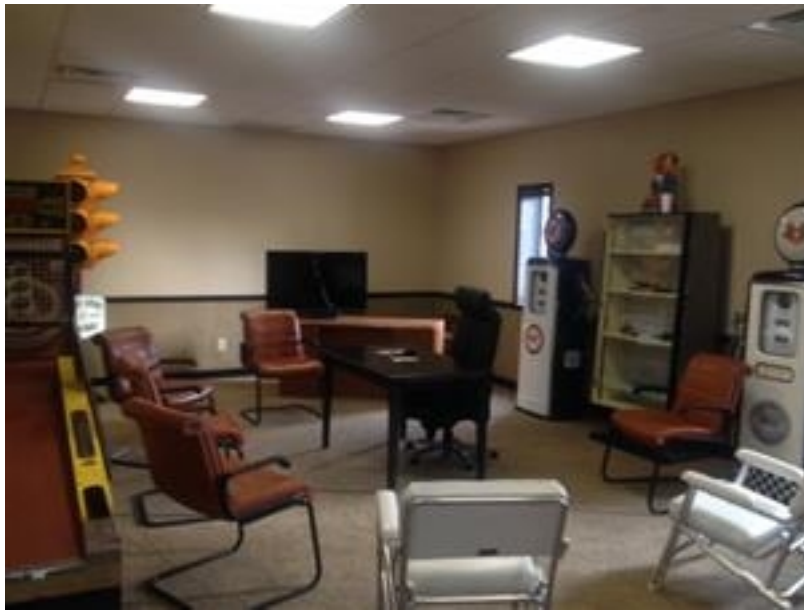
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