

Great Space for Lease in the City of Green



NOTE:
Ownership will consider increasing warehouse area if required

3755 Boettler Oaks

Uniontown, OH 44685

OFFERING FREE RENT INCENTIVES

Property Features

- **Unit A1 & B:** \$9.50 SF MG plus CAM
 - 11,550 SF (divisible)
 - Drive-in Doors: (2) 10' x 10'
 - Potential expansion of 2,750 SF using Unit A-2
 - Ideal clean climate controlled space for office, light manufacturing/warehouse use
- **Unit G:** \$11.50 SF MG plus CAM
 - 4,350 SF
 - Office/Warehouse with 10'x10' OH door
- **Year Built:** 1999-2001
- **Zoning:** I - General Industrial
- **Construction:** Masonry / Steel
- **Parking:** 200 + Spaces



Excellent opportunity to lease in the City of Green. Great access to highway (I-77 1/2 mile) and other amenities. Spaces can be utilized for office, warehouse, or other flex type uses.

Bob Raskow, SIOR

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Scott Raskow

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UNIT A1&B

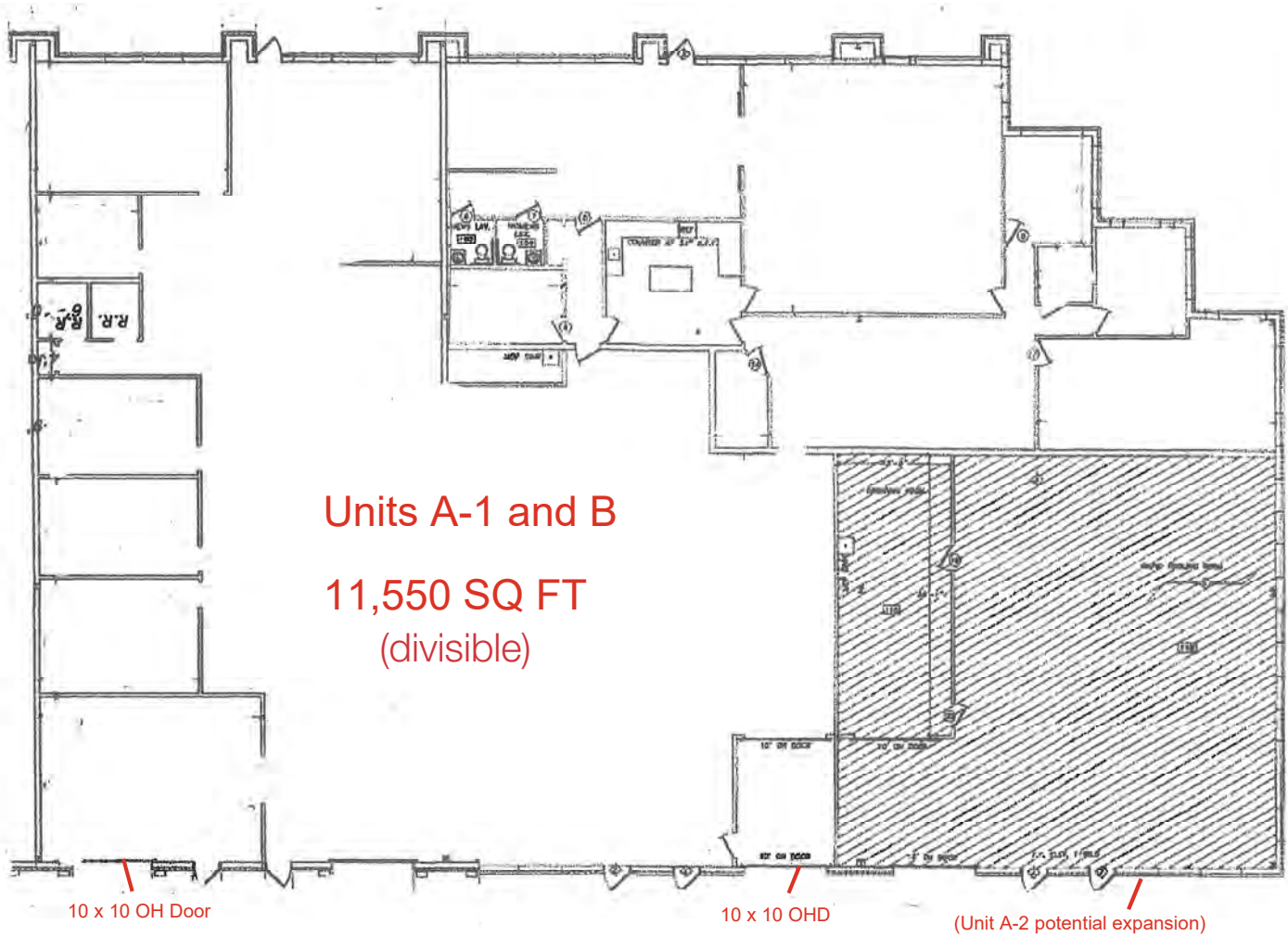
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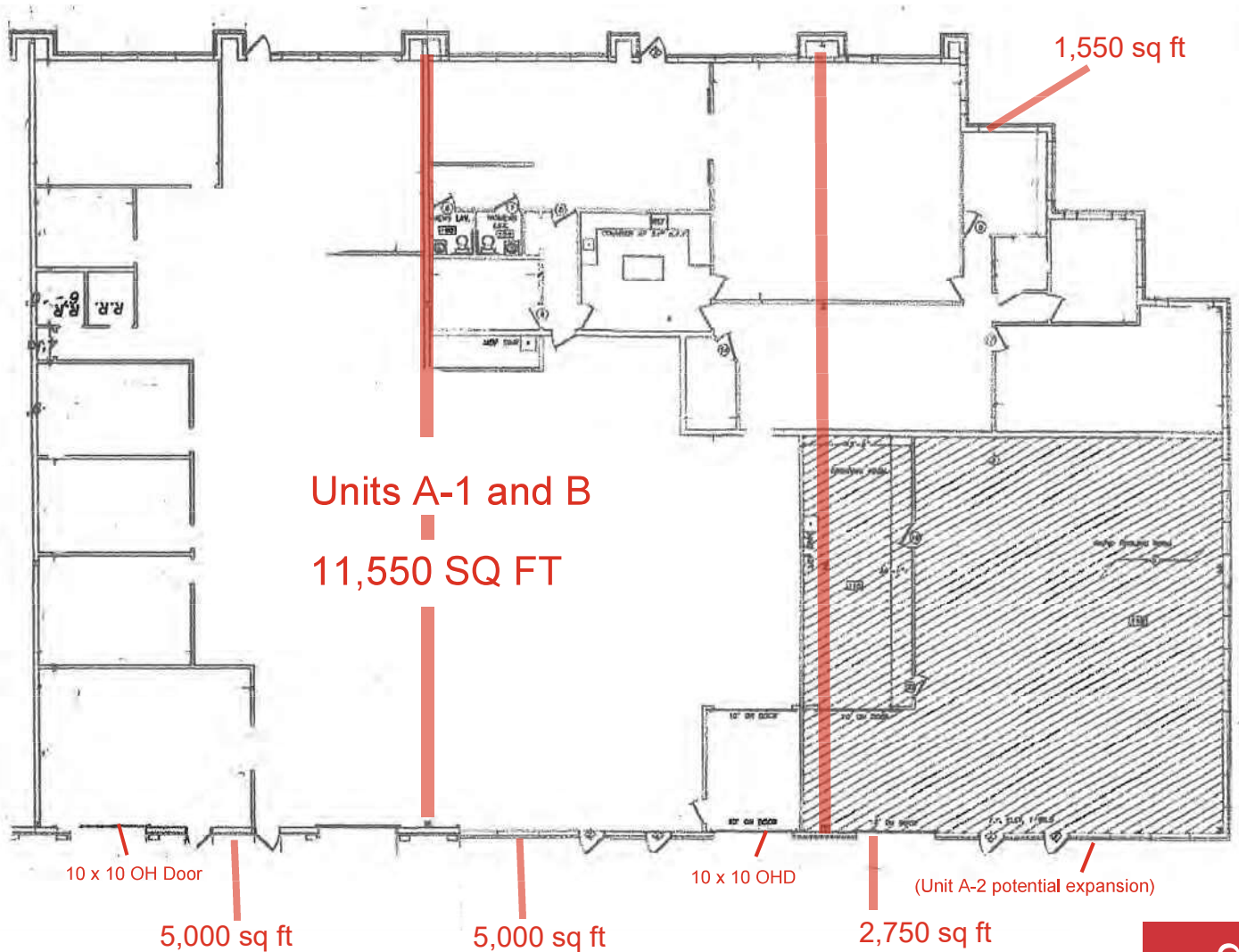
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UNITS POTENTIAL DIVISION PLAN

UNIT A1&B

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UNIT G

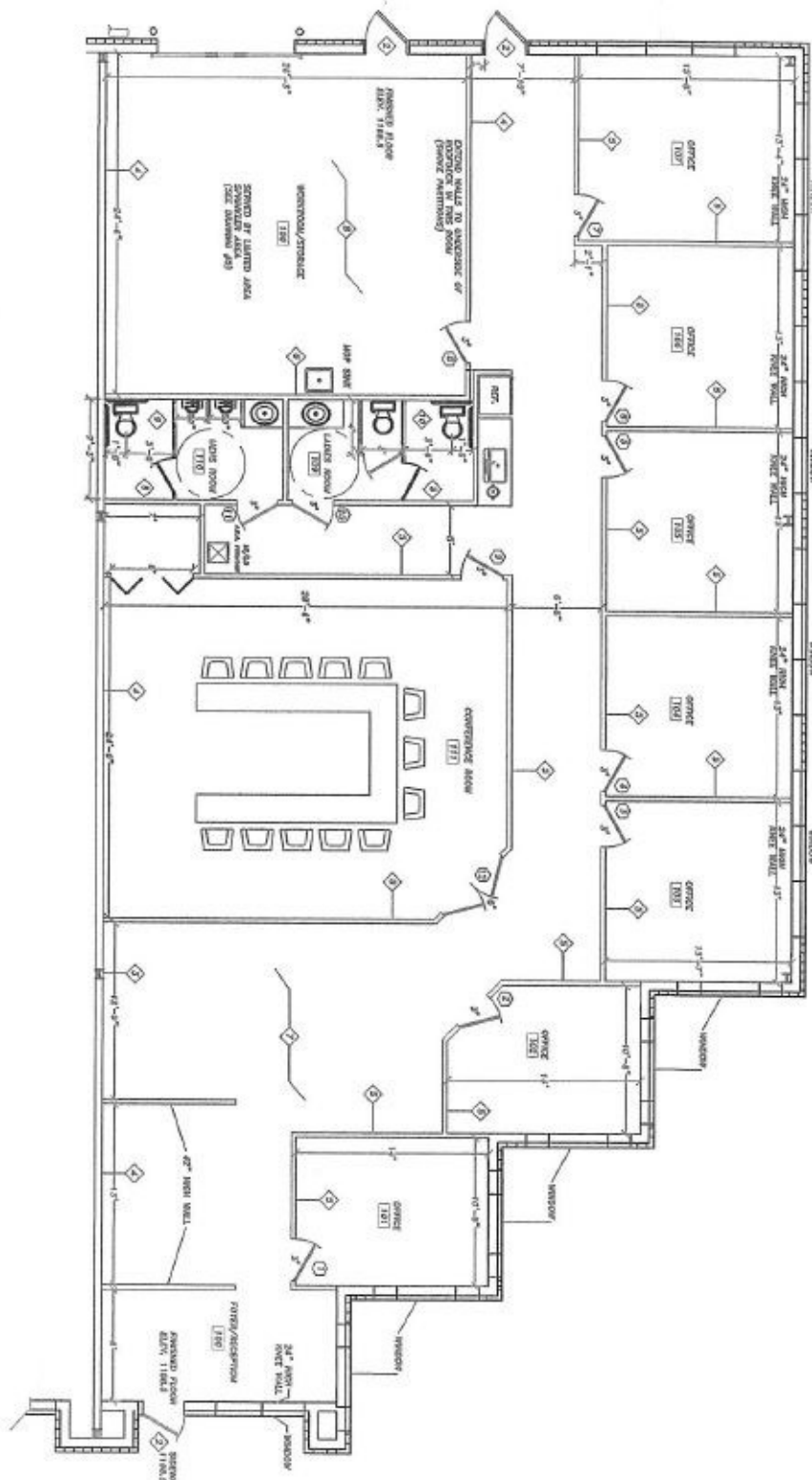
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Unit G
4,350 SQ FT

UNIT G

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OFFERING FREE RENT INCENTIVES

| | | |
|--------------------------|-----------------------------------|------------------------|
| PROPERTY DETAILS: | UNIT A-1 & B | 11,550 SF (divisible) |
| | LEASE PRICE: | \$9.50 SF plus CAM |
| | Potential expansion using Unit A2 | 2,750 SF |
| | UNIT G | 4,350 SF |
| | LEASE PRICE: | \$11.50 SF plus CAM |
| | YEAR BUILT/RENOVATED: | 1999 - 2001 |
| | ZONING: | I - General Industrial |
| | BUILDING CONSTRUCTION: | Masonry/Steel |
| | BUILDING CONDITION: | Excellent |
| | PARKING: | 200+ Spaces |
| | TOTAL ACRES: | 6.36 +/- |
| | FRONTAGE: | 290' |
| | HVAC: | 100% Air-Conditioned |
| | HEAT: | Forced Air |
| | GAS: | Dominion East Ohio |
| | WATER: | Aqua Ohio |
| | SEWER: | D.O.S.S.S. |
| | ELECTRIC: | First Energy |
| | PHONE: | AT&T |
| | INTERNET: | Spectrum |
| | INTERCHANGE/ DISTANCE: | I-77/ 0.5 miles |

NOTE: OWNERSHIP OPEN TO INCREASING WAREHOUSE AREA IF REQUIRED

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