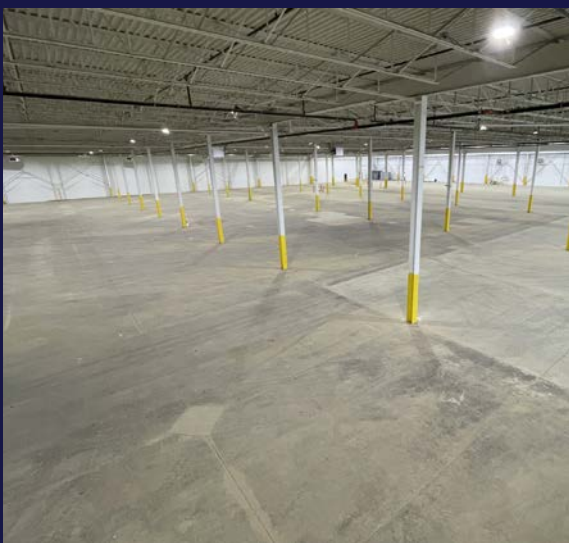
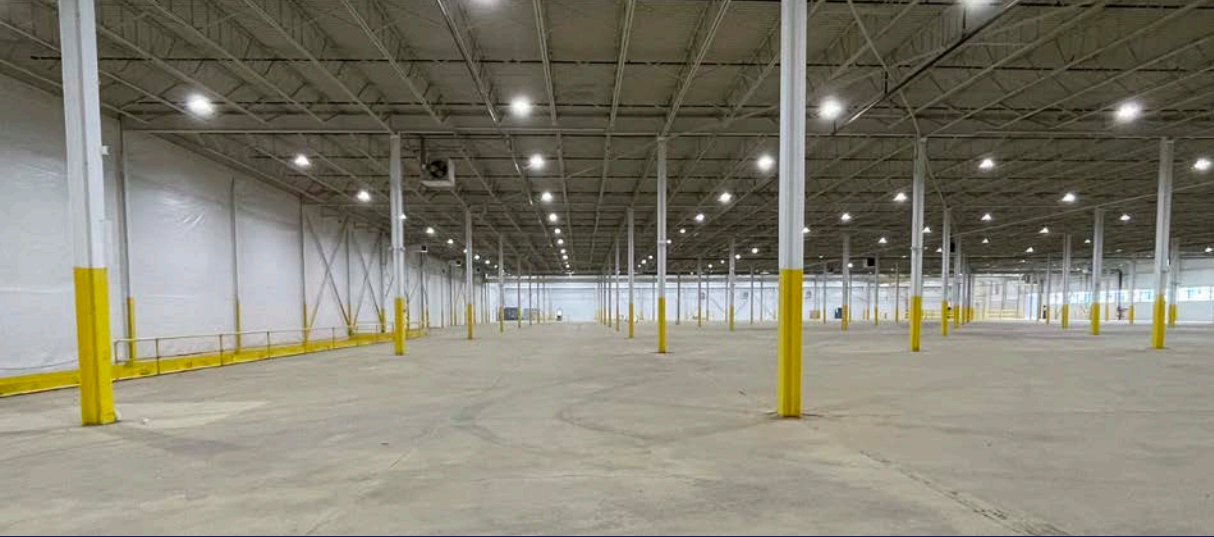


700 Liverpool Drive, Liverpool Township, Ohio 44280

For Lease | 90,000 SF Industrial





PROPERTY SPECIFICATIONS

Building Size:	244,822 SF
Acreage:	30.42 Acres
Construction:	Masonry/Steel
Year Built:	1968 with full renovation completed in 2024
Sprinkler:	100% wet (Updated 2024)
Roof:	EPDM (2023)
Floor:	8"-10" concrete
Lighting:	LED (2024)
Heat:	OHD Gas Unit (2024)
Parking:	Existing 2.5 acre paved lot
Rail:	CSX (Switch needs re-installed)
Power:	480V / 3P

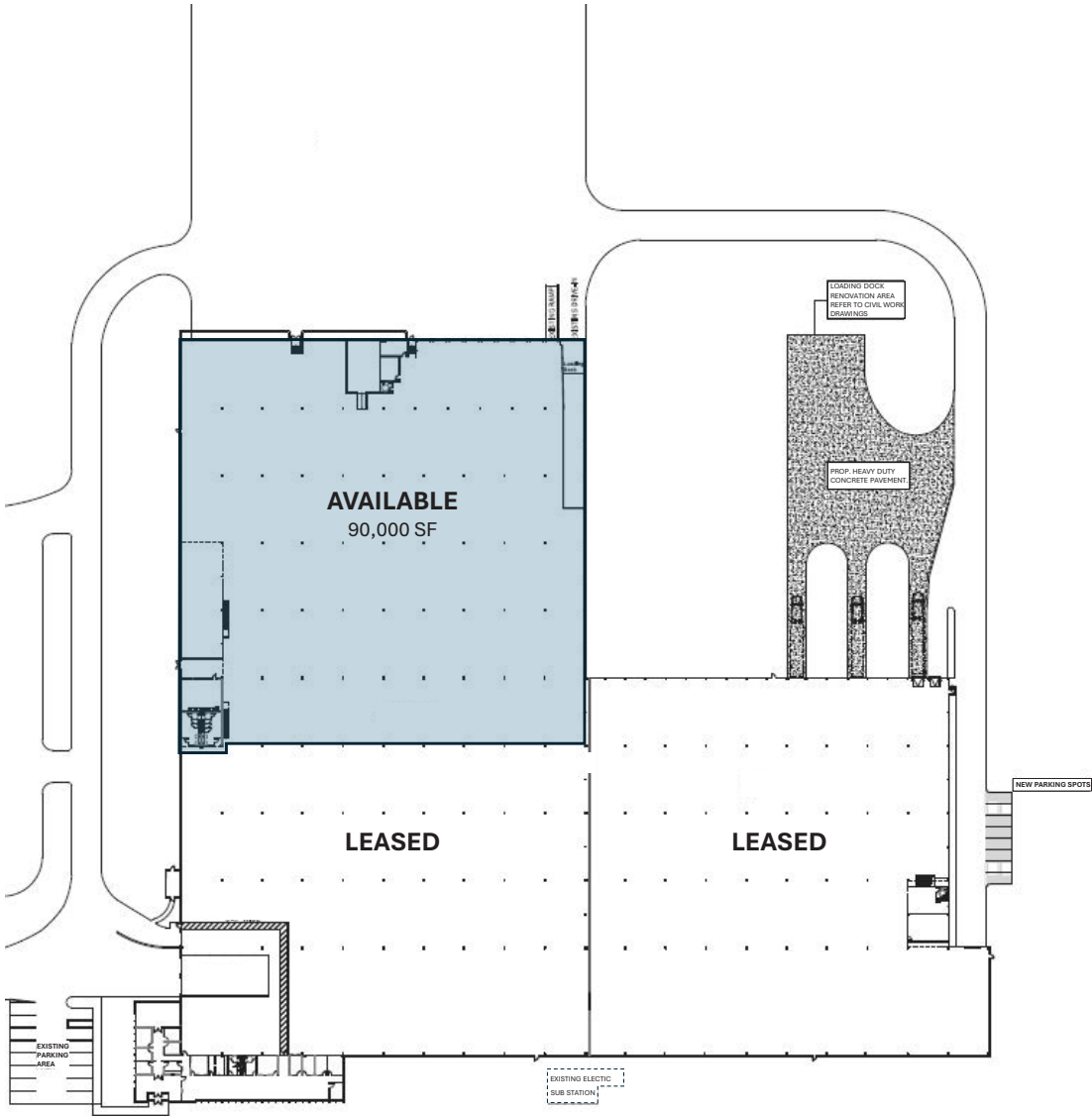
UNIT SPECIFICATIONS

Docks:	Eight (8) 9'x10'; One (1) rail dock
Drive-In Doors:	One (1) - 8'x12'
Clear Height:	24'

Floor Plan

CURRENT AVAILABILITY

Unit	Total SF	Office SF	Industrial SF	Docks	Drive-In Doors	Lease Rate
A	90,000 SF	1,000 SF	89,000 SF	Eight (8) - 9'x10'	One (1) - 8'x12'	\$6.50/SF NNN





Major Renovation Completed 2023-2024

- **Exterior Painting:** The entire building exterior received a fresh coat of paint, enhancing curb appeal and providing added protection against the elements.
- **Turnkey Office Build-Out:** A fully renovated office space with modern finishes, optimized for immediate occupancy, designed to accommodate a variety of business operations.
- **Concrete Floor Repairs & Cleaning:** Damaged sections of the warehouse floor were replaced, and the entire concrete surface underwent a deep cleaning to improve functionality and aesthetics.
- **Dock Door Replacement & Servicing:** Old and non-functional dock doors were replaced with new, high-performance models, while existing dock equipment was fully serviced to ensure smooth operations.
- **Warehouse & Manufacturing Area Painting:** Walls and columns in the warehouse and manufacturing areas were painted bright white to improve lighting and visibility, with safety striping added in yellow for enhanced workplace safety.
- **Sprinkler System Upgrade:** A comprehensive overhaul of the fire suppression system, ensuring compliance with modern safety standards and enhanced fire protection for the entire facility.
- **New LED Lighting:** Energy-efficient LED lighting was installed throughout the property, improving brightness, reducing energy costs, and creating a safer working environment.
- **New Concrete Drive Lanes:** Freshly poured concrete drive lanes around the building provide improved vehicle access, durability, and a clean, professional appearance.
- **New Roof with 20-Year Warranty:** A brand-new roofing system was installed, providing long-term protection and peace of mind with a 20-year manufacturer's warranty.
- **Electrical System Enhancements:** Significant upgrades to the on-site electrical substation and new electrical panels in the manufacturing area to support increased power demands and modern equipment requirements.

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