



## Pristine single user industrial building for sale in Avon

- 10,200 sf including 2,800 sf of finished office; 7,200 sf of shop and 2,000 sf of loft
- Lot size: 1.23 acres
- Asking Price: \$1,475,000
- Built in 2009 featuring high-quality office finishes including 5 private offices, conference room, and break room
- Heated, fully sprinklered with concrete floors, radiant heat and powerful fan
- 3-phase power
- 6 14' overhead doors with full drive-through capability



### For further information

Don Lydon, Senior Vice President  
+1 216 609 0312  
donald.lydon@avisonyoung.com

[avisonyoung.com](http://avisonyoung.com)

