Industrial Building for Sale

1695 Joseph Lloyd Parkway, Willoughby, OH 44094

GATTO GROUP INC

BROKERAGE. MANAGEMENT. INVESTMENTS.

DONNY GATTO
440-554-8564
DGATTO@GATTOGROUP.COM

PAUL TRETTER
216-401-9697
PAUL@GATTOGROUP.COM

Property Overview

Property Summary

1695 Joseph Lloyd Parkway is a well-maintained office/industrial facility located within an established business and industrial corridor in Willoughby, Ohio. The property features an attractive brick exterior, professional entrance, ample on-site parking, and a functional combination of approximately 5,138 SF of finished office/support space and 14,942 SF of warehouse/industrial area.

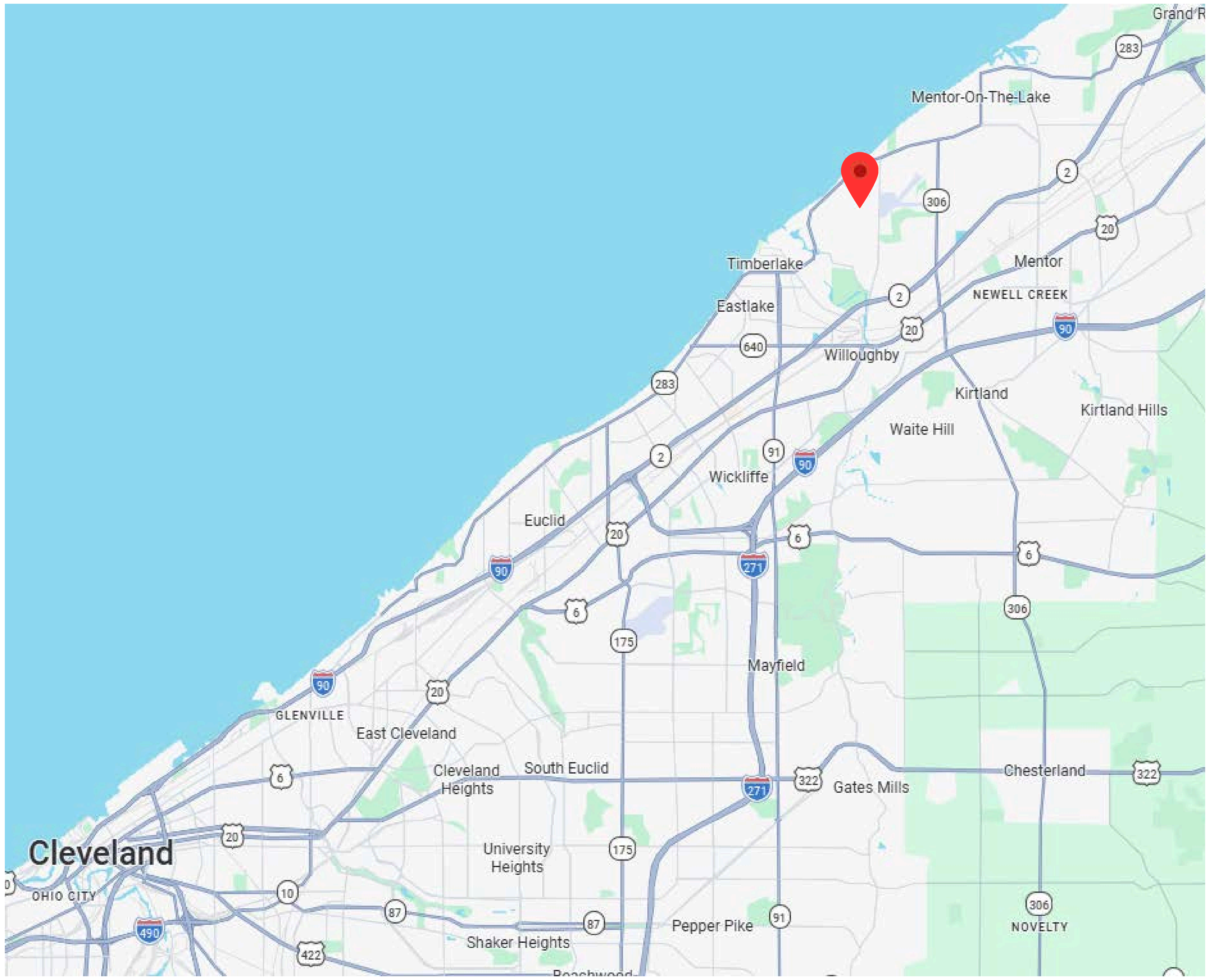
The office portion includes a welcoming reception area, private offices, conference and administrative space, restrooms, and employee support areas. The interior is clean and professionally maintained, making it well suited for a user with a significant administrative or customer-facing component.

The industrial portion offers expansive production and warehouse space with high ceilings, concrete floors, bright overhead lighting, and drive-in access. The combination of substantial warehouse space and quality office buildout provides flexibility for a variety of light manufacturing, distribution, storage, and owner-user operations.

Property Type	Industrial Flex
Purchase Price	$1,790,000
Total Building Size	+/- 20,080 SF
Warehouse Size	+/- 14,942 SF
Office Size	+/- 5,138 SF
Drive-in Doors	Three 10' x 10' doors
Minimum Clear Height	12 Feet
Zoning	L-1 - Light Industrial District
Parking	42 Spots
Year Built	1998

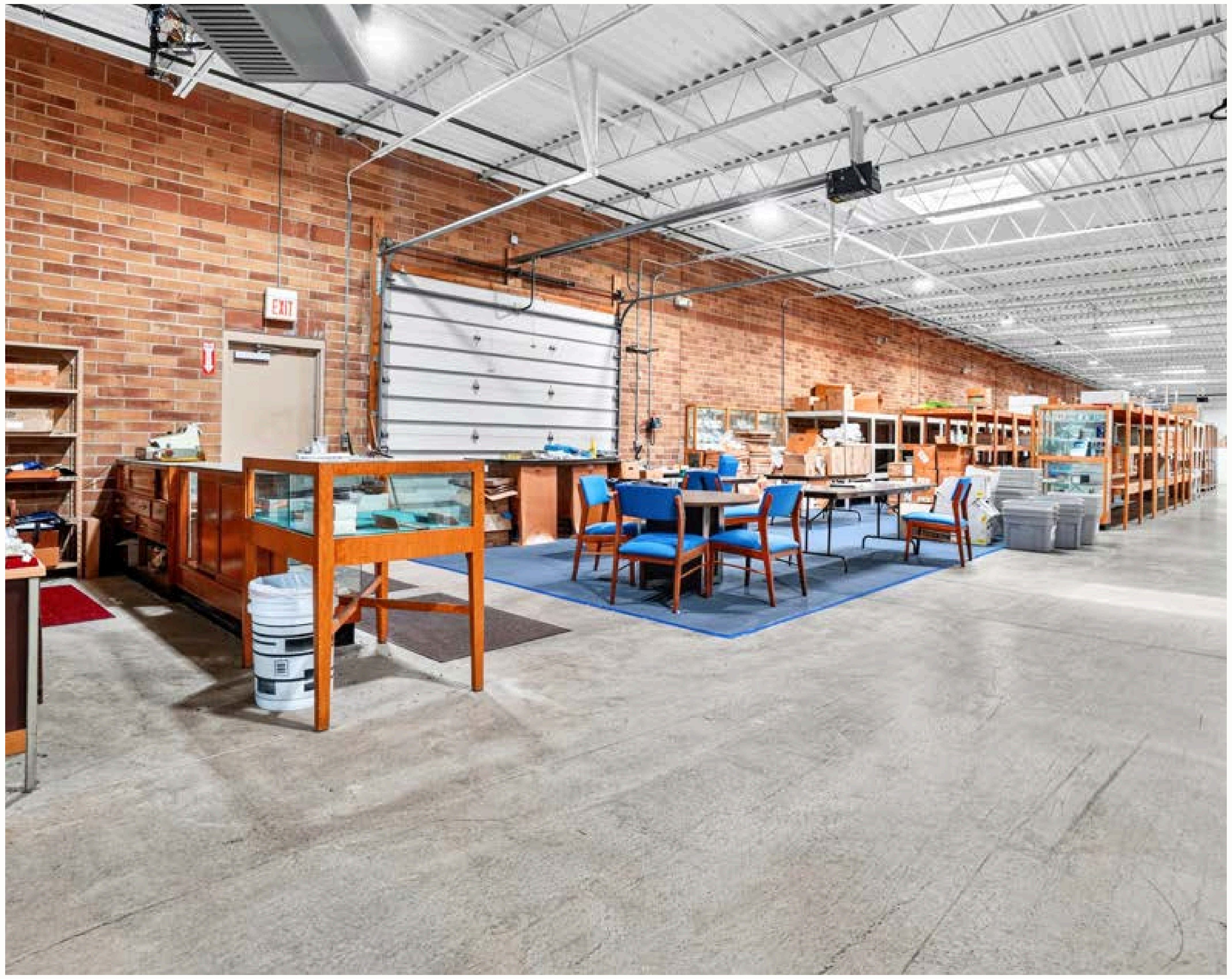
HIGHLIGHTS

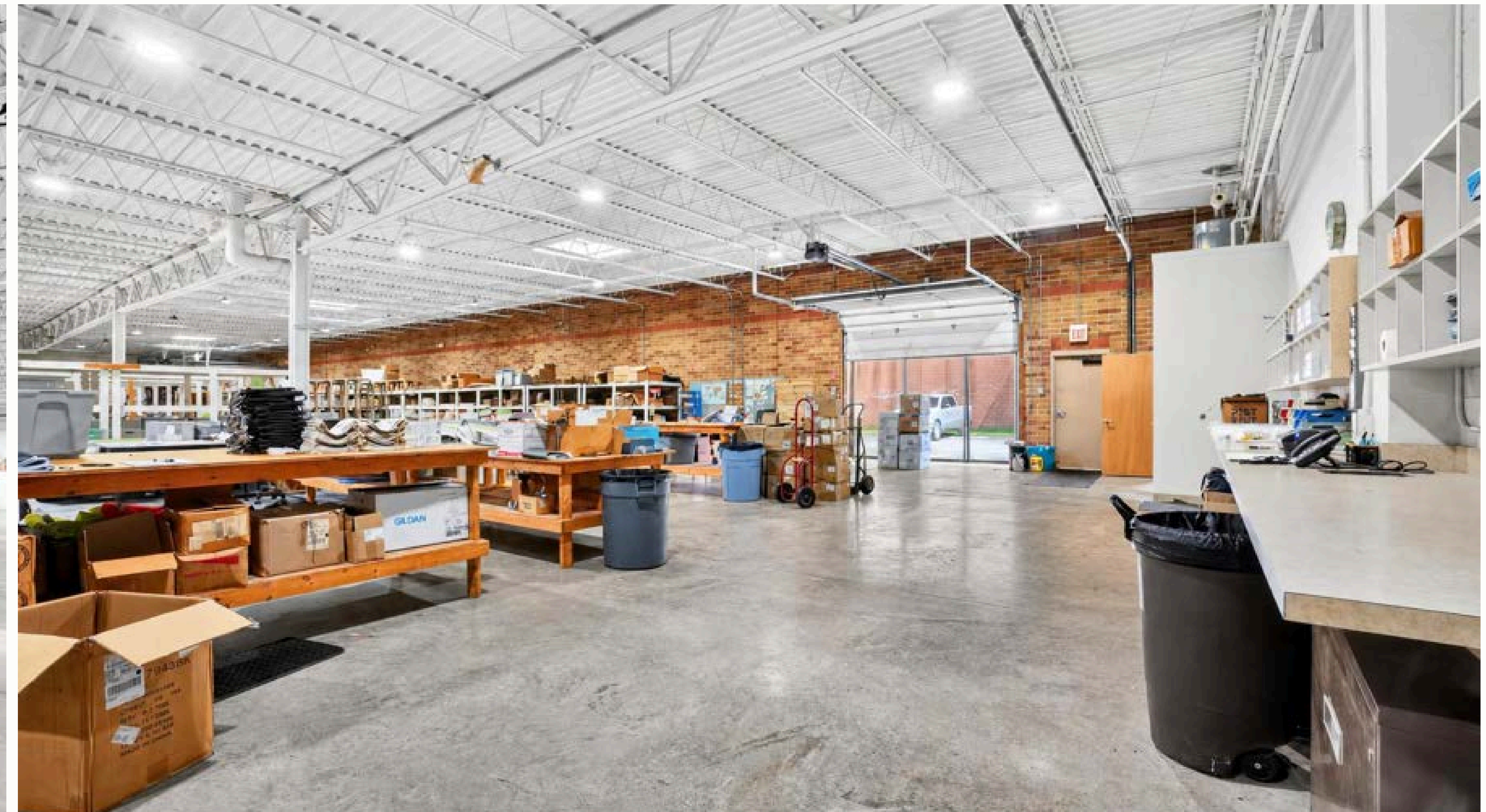
- Excellent Owner-User Opportunity
- Highly Functional Office & Warehouse Layout
- Professional, Customer-Facing Office Environment
- Flexible Production, Distribution & Storage Capabilities
- Clean, Well-Maintained Interior Condition
- Efficient Flow Between Office & Industrial Areas
- Attractive Corporate/Industrial Setting
- Convenient Access to Major Northeast Ohio Thoroughfares
- Suitable for a Wide Range of Industrial & Business Uses

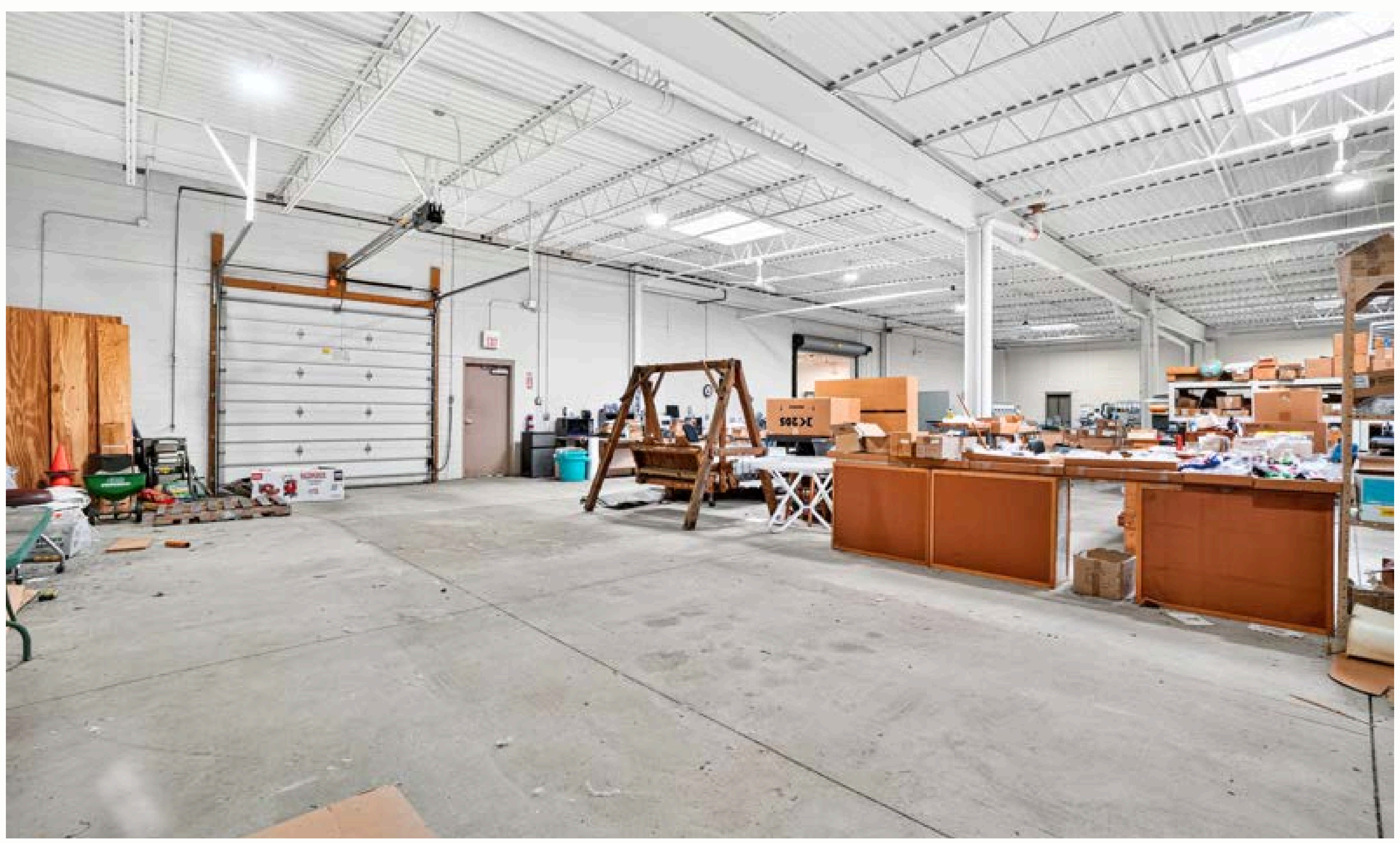


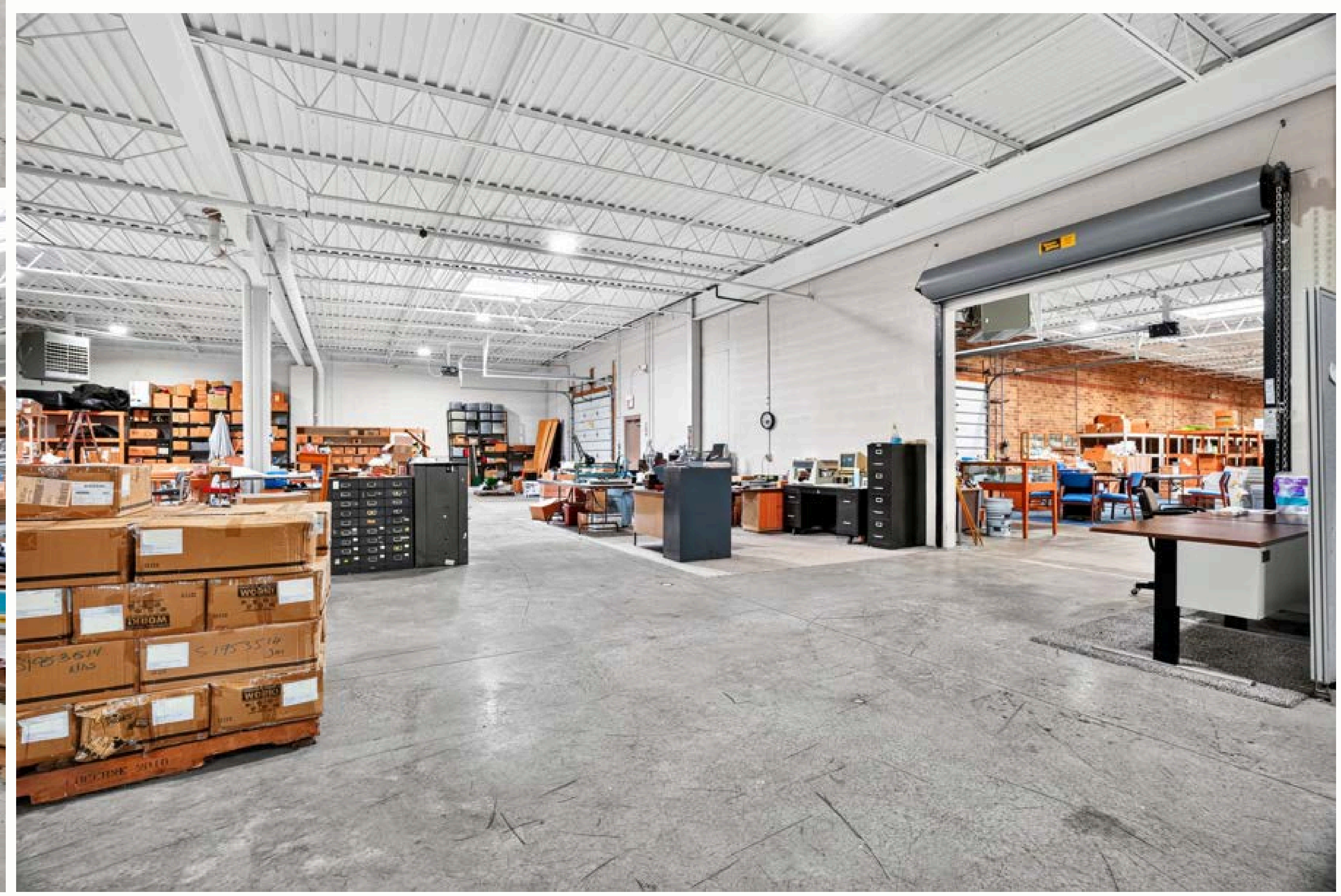
Office

Warehouse









Floor Plan

Video Tour

Disclaimer

Confidentiality Agreement

This Confidentiality Agreement governs the use and disclosure of information contained in the Offering Memorandum prepared by Gatto Group regarding the subject property. By accepting and reviewing the Offering Memorandum, the recipient agrees to the terms and conditions set forth herein.

Purpose

The Offering Memorandum is provided solely for the purpose of evaluating a potential purchase of the Property. It is not to be used for any other purpose or shared with any other party without the express prior written consent of Gatto Group.

Confidentiality Obligations

By accepting the Offering Memorandum, the Recipient agrees:

1. To hold and treat the Offering Memorandum and all related materials as strictly confidential.
2. Not to reproduce, photocopy, or otherwise duplicate the Offering Memorandum, in whole or in part, without prior written approval from Gatto Group.
3. Not to disclose the Offering Memorandum or its contents to any third party, except for advisors directly involved in the evaluation of the Property, and only if such advisors agree to be bound by these confidentiality terms.
4. To use the Offering Memorandum solely for the purpose of evaluating the potential purchase of the Property and not in any manner that may harm the interests of Gatto Group or the Property's owner.

Disclaimer of Warranties

The Offering Memorandum has been prepared based on information provided by the Property owner and other sources deemed reliable. However, Gatto Group makes no representation or warranty, express or implied, regarding the accuracy or completeness of the information contained in the Offering Memorandum. The Recipient is responsible for conducting their own due diligence and verifying all information provided.

No Obligation

The Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell the Property or any binding agreement. The Property owner reserves the right, in its sole discretion, to reject any or all offers or expressions of interest and to terminate discussions at any time without notice or liability.

Return of Materials

If the Recipient decides not to pursue the acquisition of the Property or upon request by Gatto Group, the Recipient agrees to promptly return or destroy all copies of the Offering Memorandum and any related materials.

Indemnification

The Recipient agrees to indemnify and hold harmless Gatto Group, the Property owner, and their respective affiliates, officers, employees, and agents from any claims, liabilities, or damages arising out of or relating to the unauthorized use or disclosure of the Offering Memorandum or its contents.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

By accepting the Offering Memorandum, the Recipient acknowledges and agrees to be bound by the terms and conditions of this Agreement.

Gatto Group Inc.
29010 Chardon Road,
Willoughby Hills, Ohio.