

4421 & 4429 Hamann Parkway

# Industrial/Warehouse Property For Sale

Willoughby, OH 44094 (Lake County)



4421 & 4429 Hamann Parkway, Willoughby, OH 44094

## Property Features:

- Two Buildings on 1.55± Acres
- 14,533± SF Total
- **4421 Hamann Parkway**
  - 7,033± SF Single Tenant Warehouse Building
  - Small Office Area
  - 12'x14' Overhead Door
  - 14' Clear Ceiling Height in Warehouse
  - 400Amp, 3-Phase Power
- **4429 Hamann Parkway**
  - 7,500± SF Single or Multi-Tenant Building
  - 4,700± SF Warehouse Space
  - 2,800± SF Office Space
  - Three (3) 10'x10' Overhead Door
  - One (1) 12'x11'4" Overhead Door
  - 400 Amp, 3-Phase Power

*Continued...*



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**Real Estate Advisors Inc.**  
Broker  
[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)

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## Property Features Continued:

- **4429 Hamann Parkway (Continued)**
  - 12' Clear Ceiling Height in Warehouse
  - Skylight in Warehouse Area
  - Completely Renovated in 2021
- Zoned L-I, Light Industrial District
- Central Air in Office Space
- Reznor Heat
- Radiant Tubing
- 24 Parking Spaces including One Handicapped Parking Space
- Easy Access to Euclid Avenue (US Route 20)
- Due to Side Yard Requirements, Large Parcel Cannot be Split

**Sale Price \$1,050,000.00**



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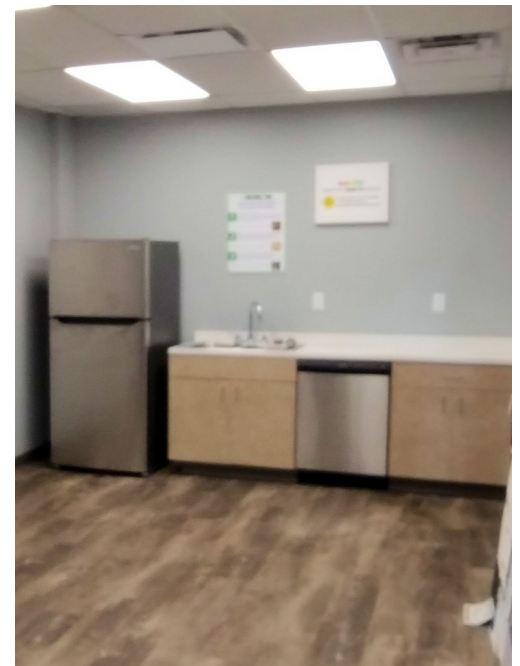
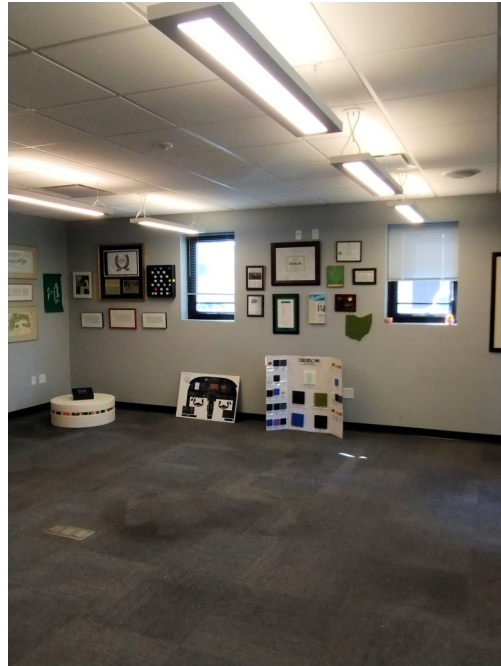
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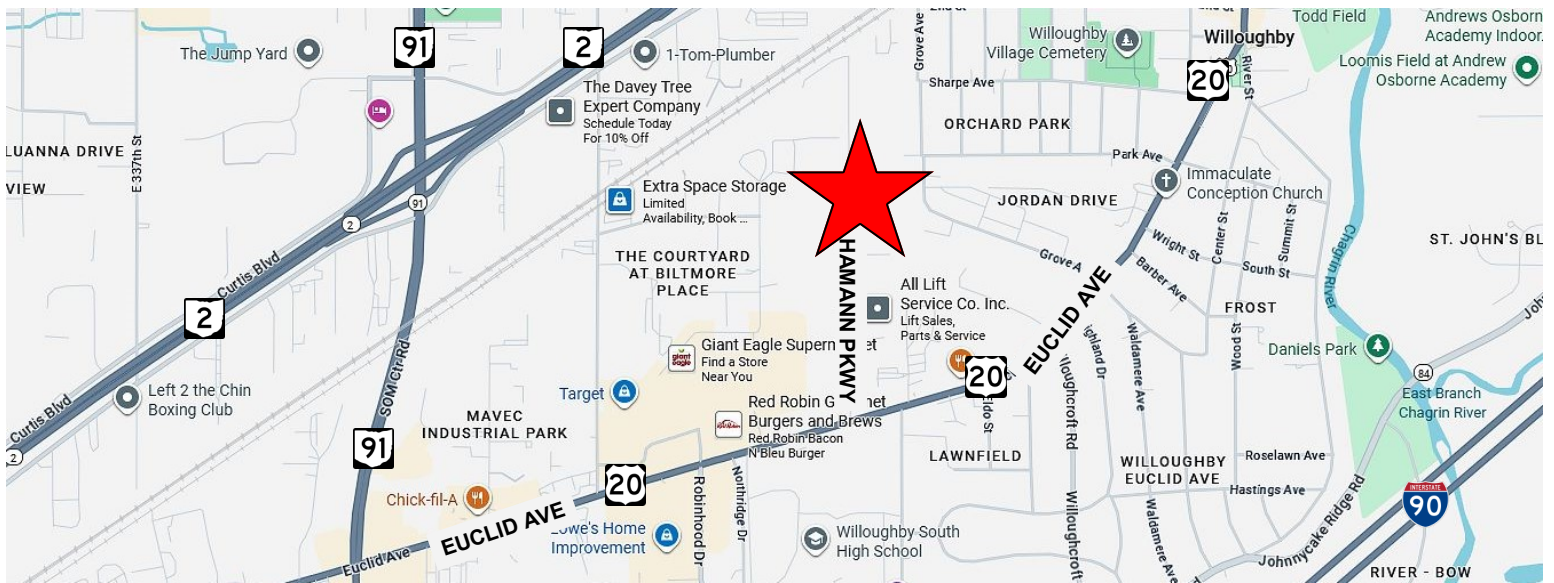
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