

930 Lafayette Rd.

930 LAFAYETTE RD., MEDINA, OH 44256

FOR SALE

Industrial Property



PROPERTY DESCRIPTION

57,161 SF partially leased industrial building for sale. There are four tenants currently occupying 82% of the building. 2020 income was \$146,400. There is 10,340 SF of vacant space with 500 SF mezzanine. Power is 600 AMP, 480 Volt, 3 Phase. Ample parking on all sides of the building.

PROPERTY HIGHLIGHTS

- Owner occupier opportunity with additional income
- Located in Opportunity Zone with potential for tax abatements, tax credits, job growth grants, etc.
- 57,161 SF partially leased industrial building
- Four tenants currently occupying 82% of the building - 2020 income was \$146,400
- 10,340 SF of vacant space with 500 SF mezzanine. Power is 600 AMP, 480 Volt, 3 Phase. (See for lease brochure for more)
- Ample parking on all sides of the building.
- Zoned I-1 Industrial

OFFERING SUMMARY

Sale Price:	\$1,532,500
Number of Units:	4
Lot Size:	4.04 Acres
Building Size:	57,336 SF
NOI:	\$126,906.50
Cap Rate:	8.28%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	905	21,668	52,625
Total Population	2,555	56,757	138,397
Average HH Income	\$68,154	\$78,034	\$79,258



THE MASICA COMPANY

www.SperryCGA.com

Steve Masica

PRINCIPAL

330.714.4415

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OH #2013002150

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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A world map in shades of blue serves as the background for the top section of the page. The map shows major continents and oceans, with labels like 'UNITED STATES', 'ATLANTIC OCEAN', 'INDIA', 'CHINA', and 'PACIFIC OCEAN' visible.

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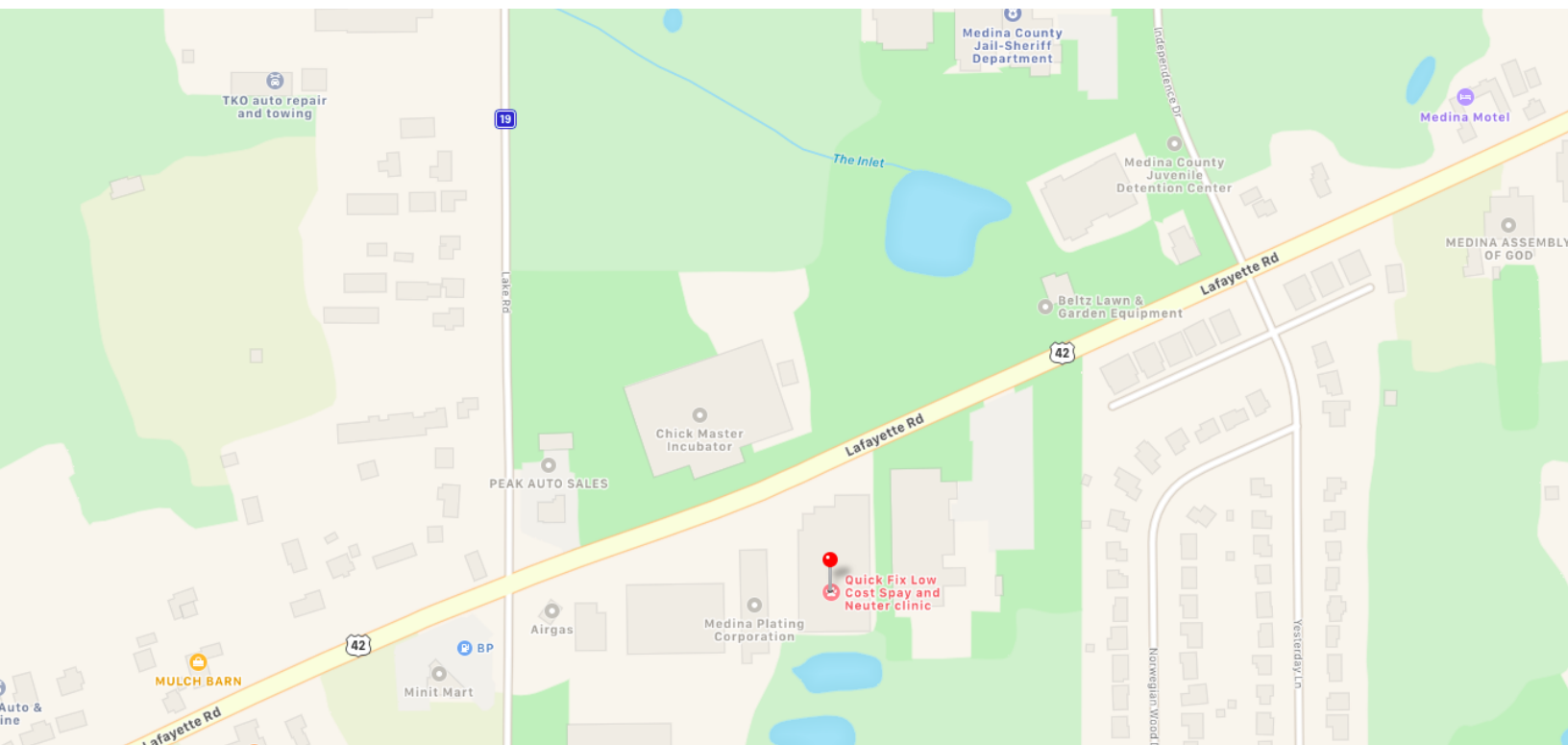
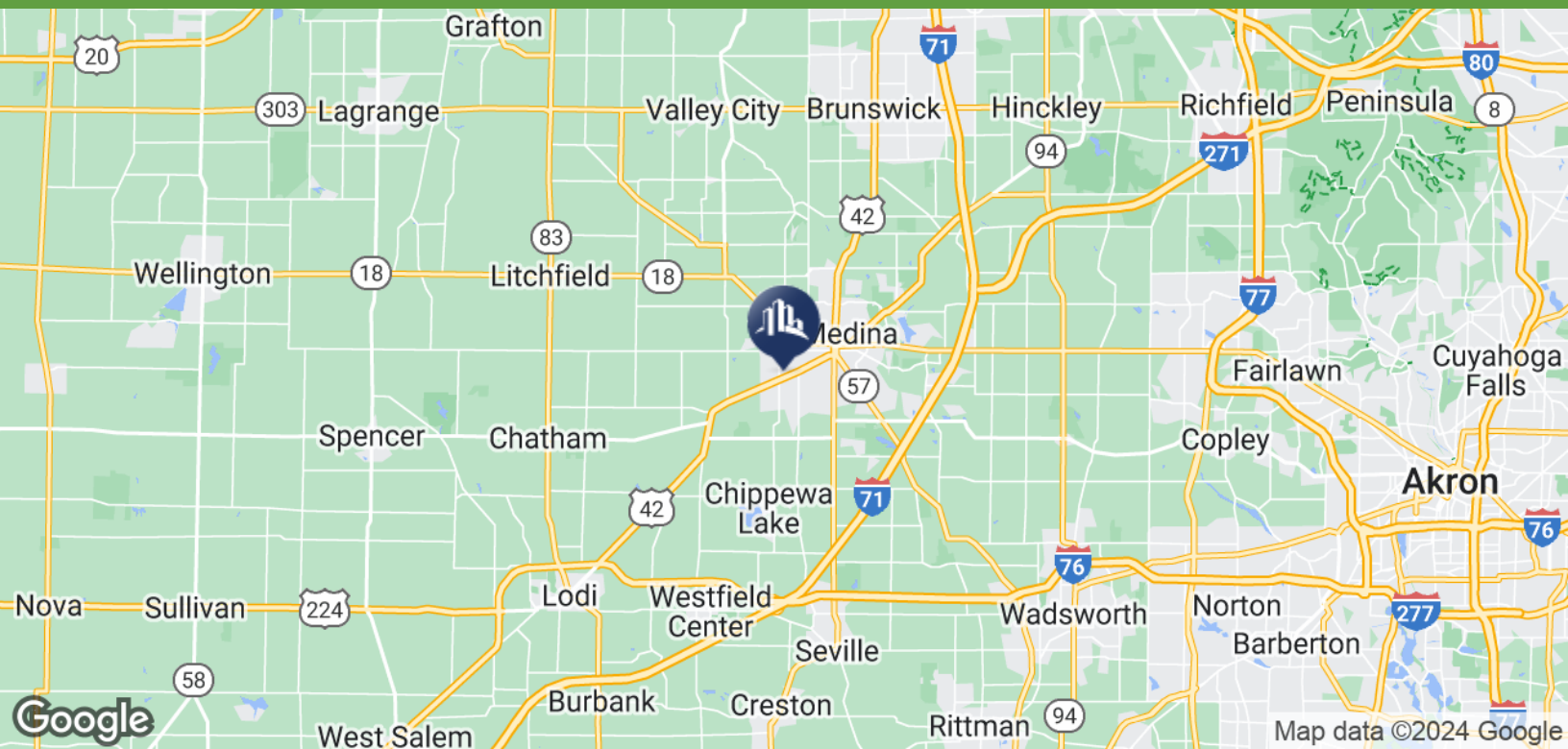
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