

# Sunnyside Flex Units

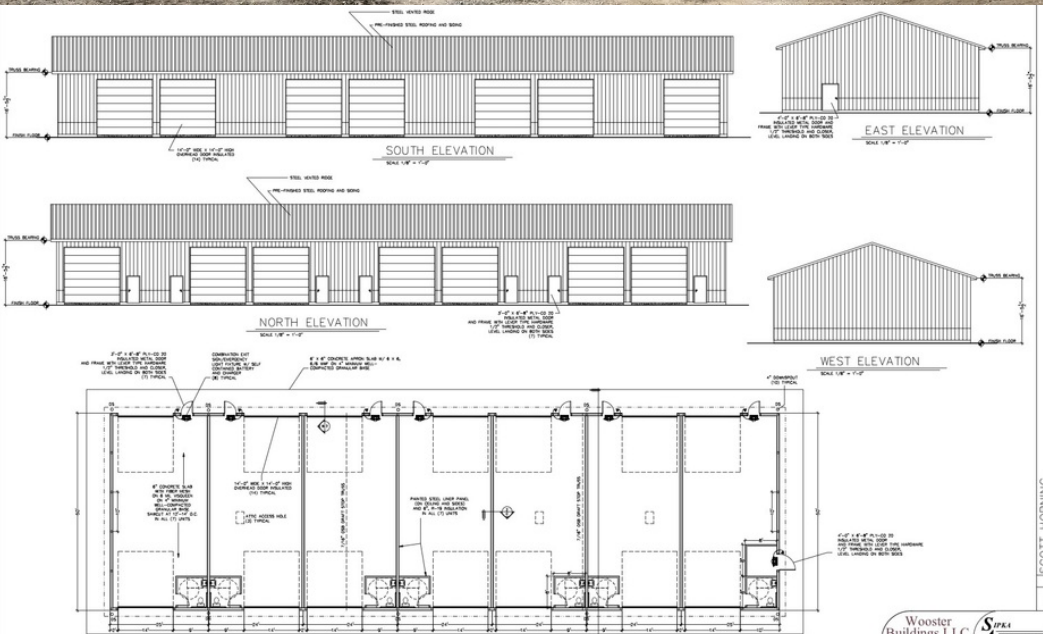
1236 SUNNYSIDE STREET, HARTVILLE, OH 44632

**FOR PRE-LEASE**

Industrial Property

**5 FLEX UNITS AVAILABLE**

NAME	SIZE	LEASE RATE
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## PROPERTY FEATURES

5 flex units available with (2) 14' drive in doors per unit (with the ability to drive through). Units measure 24'x50' (1200 sf). Each unit has a restroom, 16' Ceilings, 100 amp power, gas hookup for Reznor heater, floor drain, and insulated bays. Tenant pays utilities. Office could be built out at tenant's expense. Zoning: M1 - Light Industrial - Office/Warehouse/Storage. Completed Spring/Summer 2020. Currently PRE LEASING units. Act fast - 2 units already leased!

\*\*\*CONSTRUCTION SPECIAL: \$800/month IF LEASE SIGNED BEFORE BUILDING COMPLETION!\*\*\*



THE MASICA COMPANY

[www.SperryCGA.com](http://www.SperryCGA.com)

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Each office independently owned and operated.

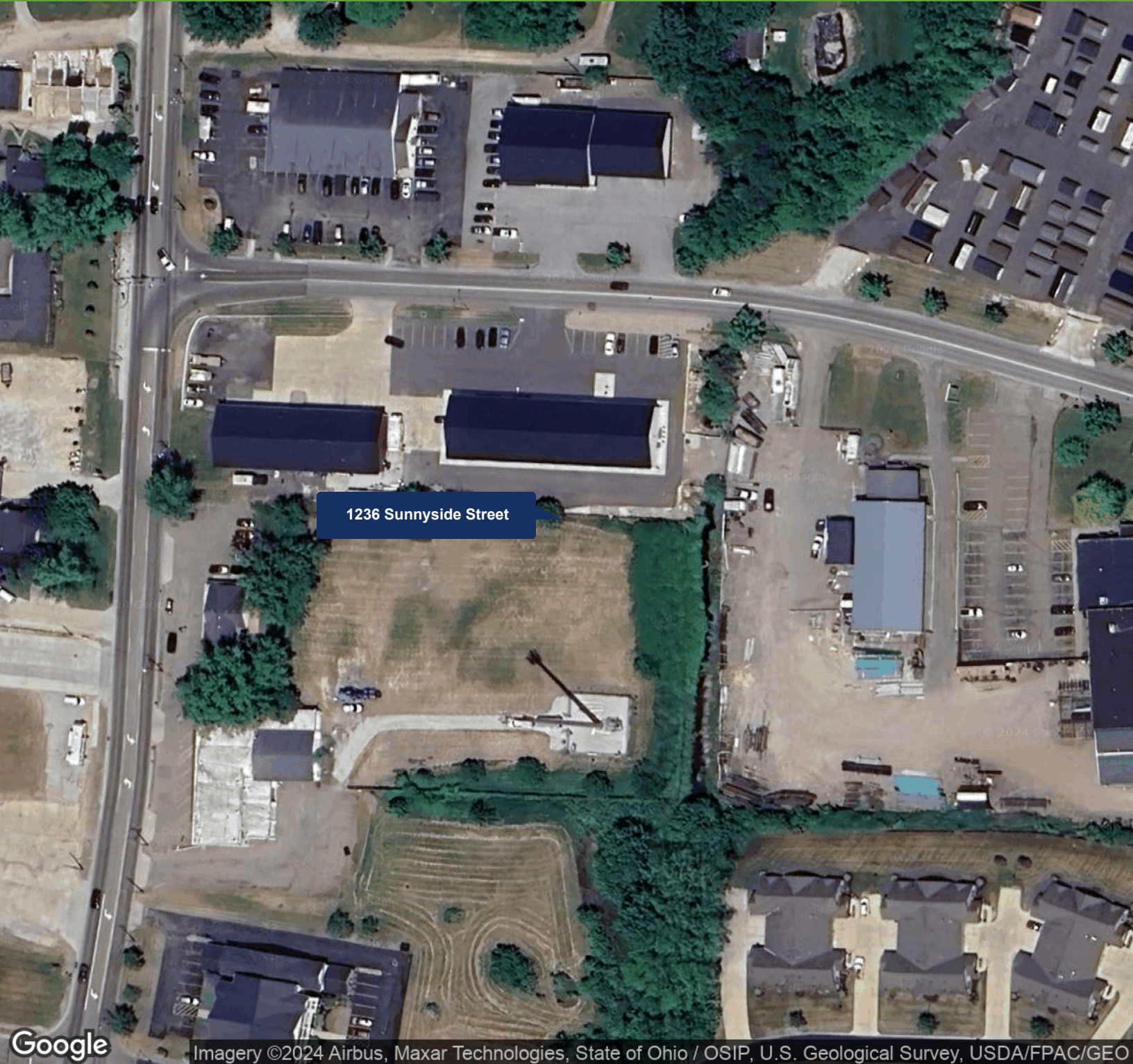
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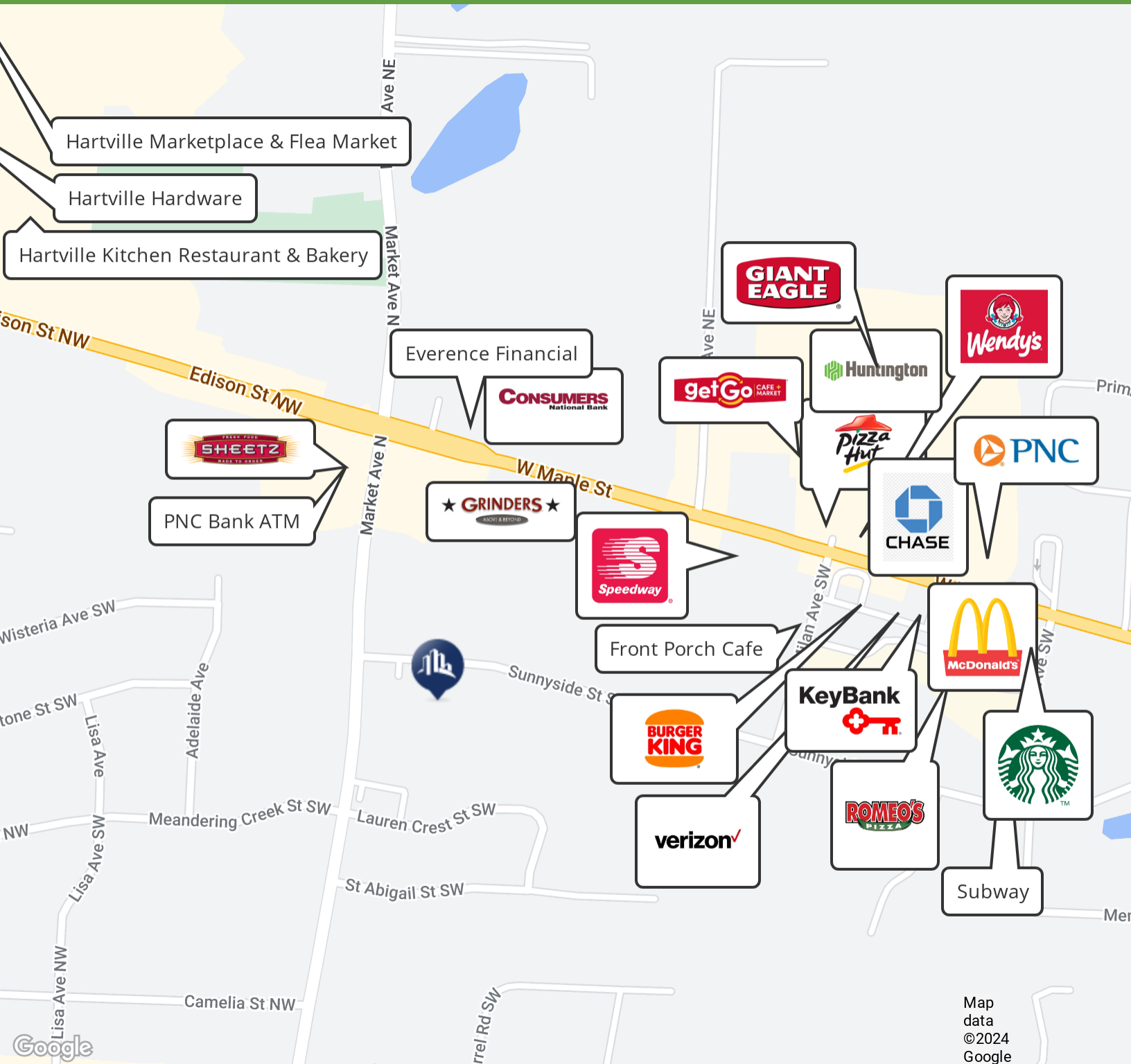
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