



**2,310-4,400 SF
For Lease**

LEASE

Unit-1

5927 CENTER RD, UNIT-1

Valley City, OH 44280

PRESENTED BY:

TYLER ROBIN

C: 330.591.7974

tyler.robin@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.00 - 6.50 SF/yr (MG)
BUILDING SIZE:	4,400 SF
AVAILABLE SF:	2,100/2,300/4,400 SF
LOT SIZE:	7.03 Acres
RENOVATED:	Coming 2024
ZONING:	Limited Manufacturing & Distribution
APN:	025-01B-42-006

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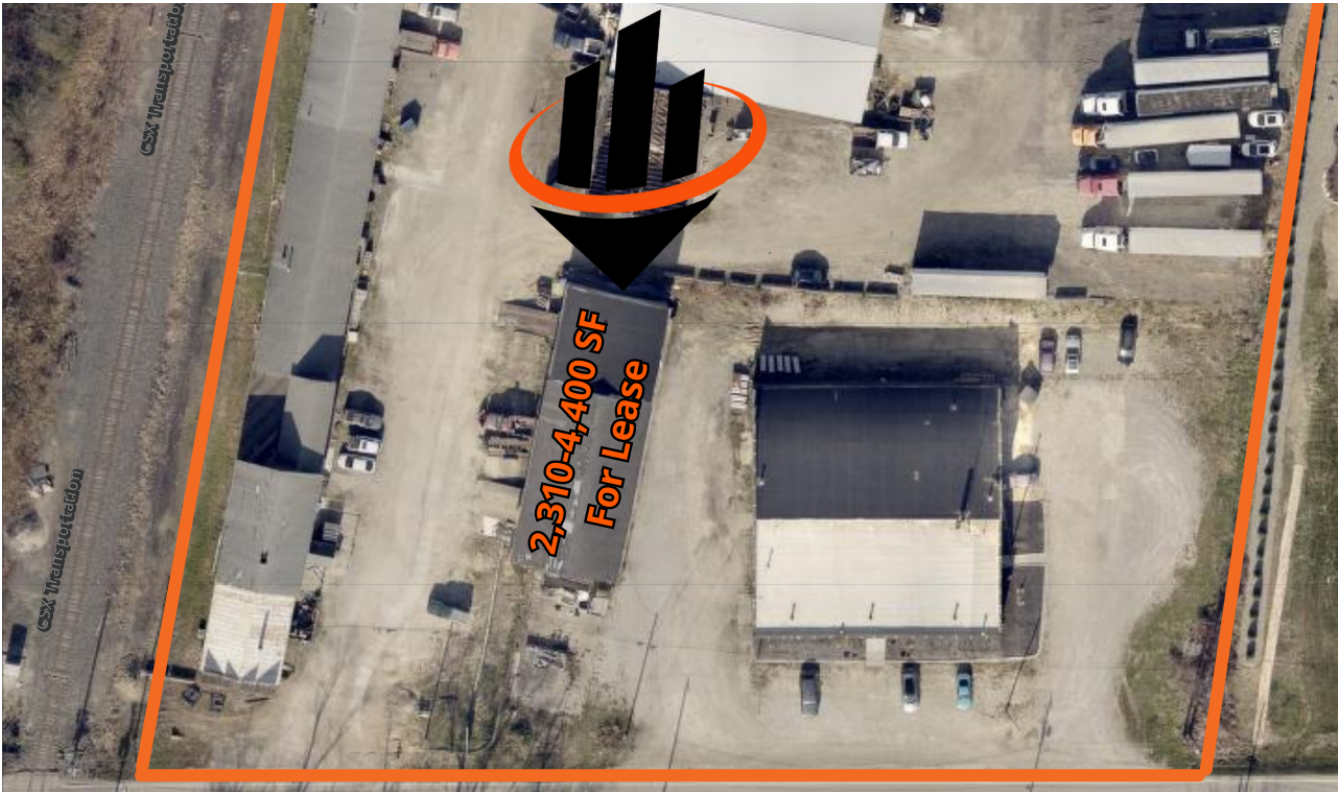
PROPERTY OVERVIEW

The current available space is a blank canvas, and the owner intends to renovate the entire unit to cater to the requirements of a new tenant. The office space, lighting, paint, carpet, power specifications, restrooms, and climate control will be fully customizable to meet the needs of the new tenant. This presents an incredible opportunity for a new tenant to acquire a brand-new space that is fully customized to their business requirements. Based on the specific requirements of the tenant, the buildout time for the new space is estimated to be between 30 to 60 days. The initial 2,300 sq. ft. of the space can be delivered within 30-60 days, while the additional 2,100 sq. ft. will be available for delivery in the summer of 2024. Please don't hesitate to contact us to discuss your requirements, and let us provide you with a fully customized space that meets your business needs.

PROPERTY HIGHLIGHTS

- 3-Phase, 200 Amp, Custom Voltage.
- Ability to customize the location of electrical hookups.
- Office space and restrooms will be built out to Tenant's specific design requirements.
- Heating units to meet Tenant-specific requirements.
- Options for providing air-conditioned warehouse space.
- 11' 9" clear height in the warehouse.
- Two 10' tall by 11' wide drive-in doors, with the option to convert one door to dock height.

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,100 - 4,400 SF	LEASE RATE:	\$6.00 - \$6.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit-1	Available	2,300 SF	Modified Gross	\$6.50 SF/yr	-
Unit-1	Available	2,100 SF	Modified Gross	\$6.50 SF/yr	-
Unit-1	Available	4,400 SF	Modified Gross	\$6.00 SF/yr	-

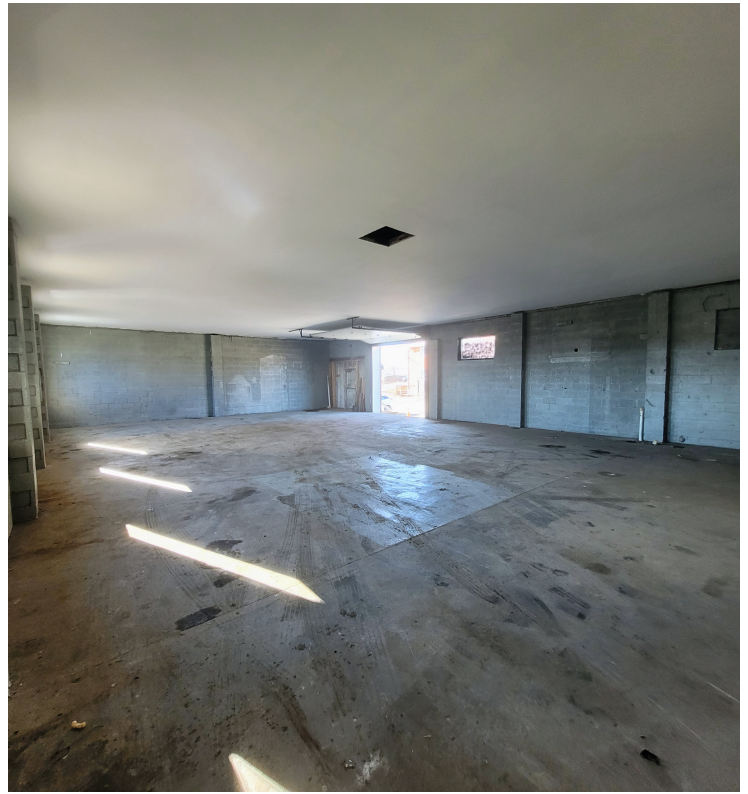
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ADDITIONAL PHOTOS

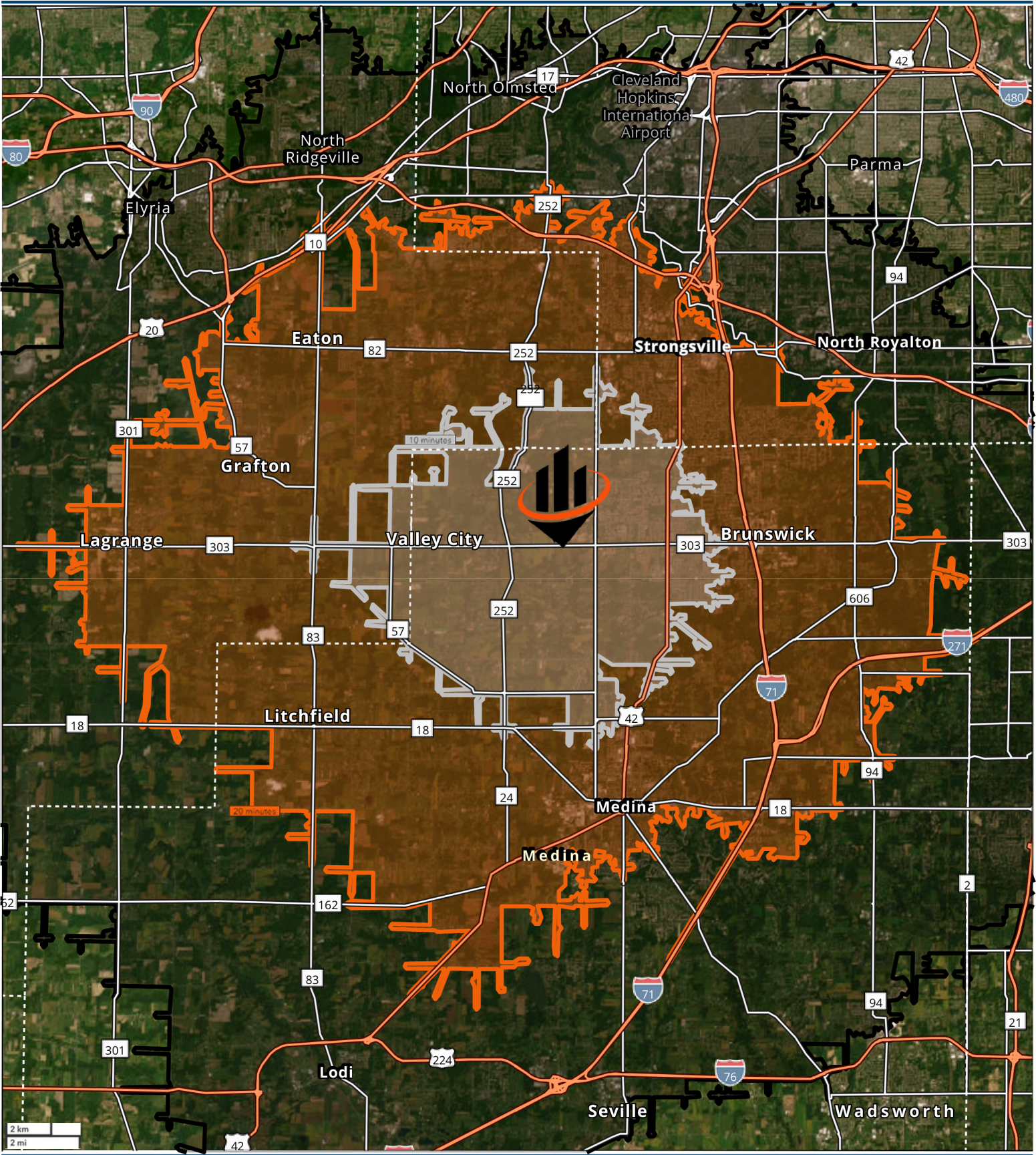


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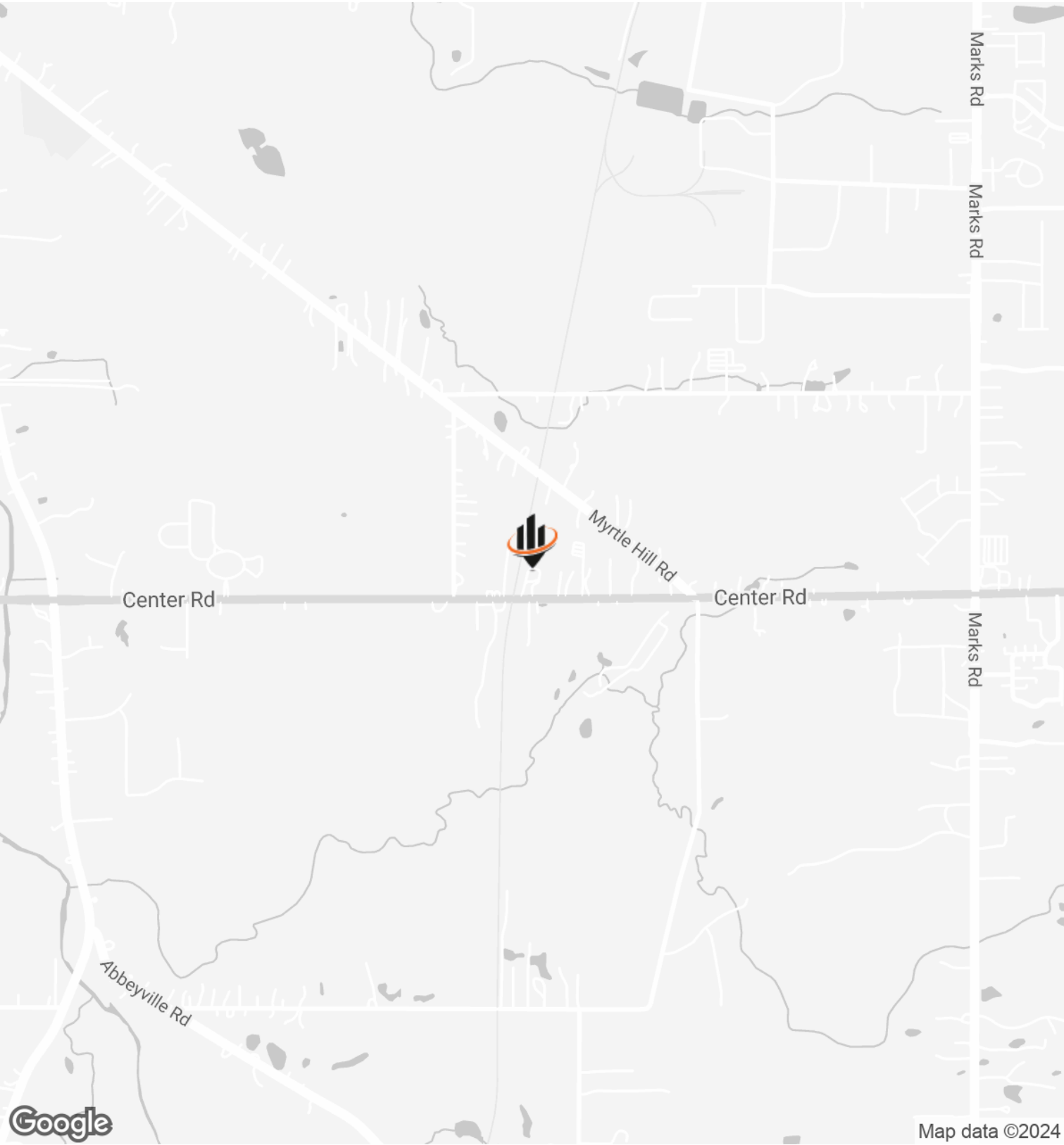
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REGIONAL MAP



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