

FOR SALE

7320 Dunham Road

Walton Hills, Ohio 44146



2,200 SF LIGHT INDUSTRIAL SPACE ON 1.00 AC

PERFECT LOCATION FOR CONTRACTORS, LANDSCAPERS, OR CONSTRUCTION COMPANIES

PROPERTY FEATURES



2,200 SF

TOTAL BUILDING SF

1.00 AC

TOTAL LAND SIZE

872 SF

OFFICE SF

1,348 SF

INDUSTRIAL SF

\$260,000

SALE PRICE

COMMENTS

- Light industrial uses are grandfathered in
- Inclusive of a 450 SF detached garage
- Sitting on 1.00 acres of land
- Perfect location for contractors, landscapers, or construction companies
- Minutes from Cuyahoga Valley National Park

PROPERTY SPECIFICATIONS

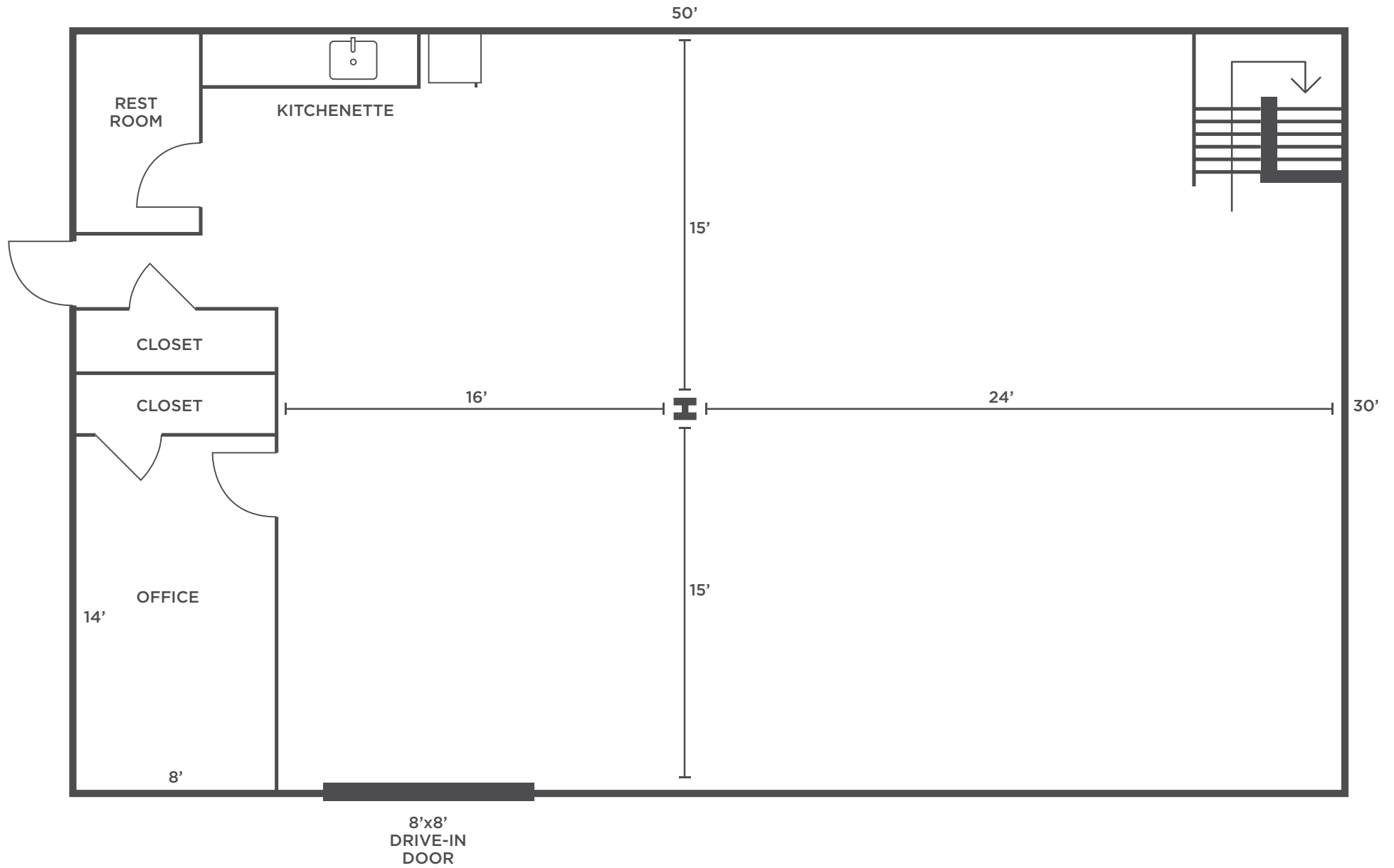
CONSTRUCTED:	1948
REFURBISHED:	1963
CONSTRUCTION:	Wood Frame
ROOF:	Shingle
HEAT:	HVAC
AIR CONDITIONED:	100%
LIGHTING:	Fluorescent
CEILING HEIGHT:	11'6"
DRIVE-IN DOORS:	One (1) 8'x8'

VIEW PROPERTY VIDEO

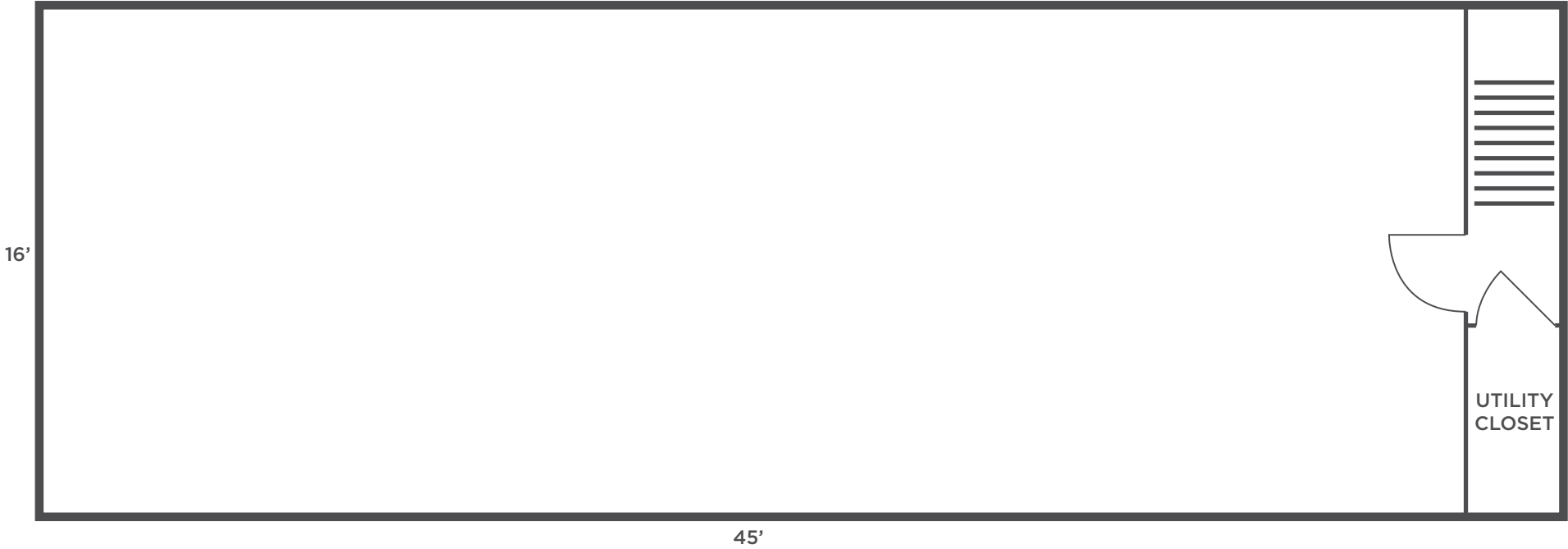
PROPERTY PHOTOS



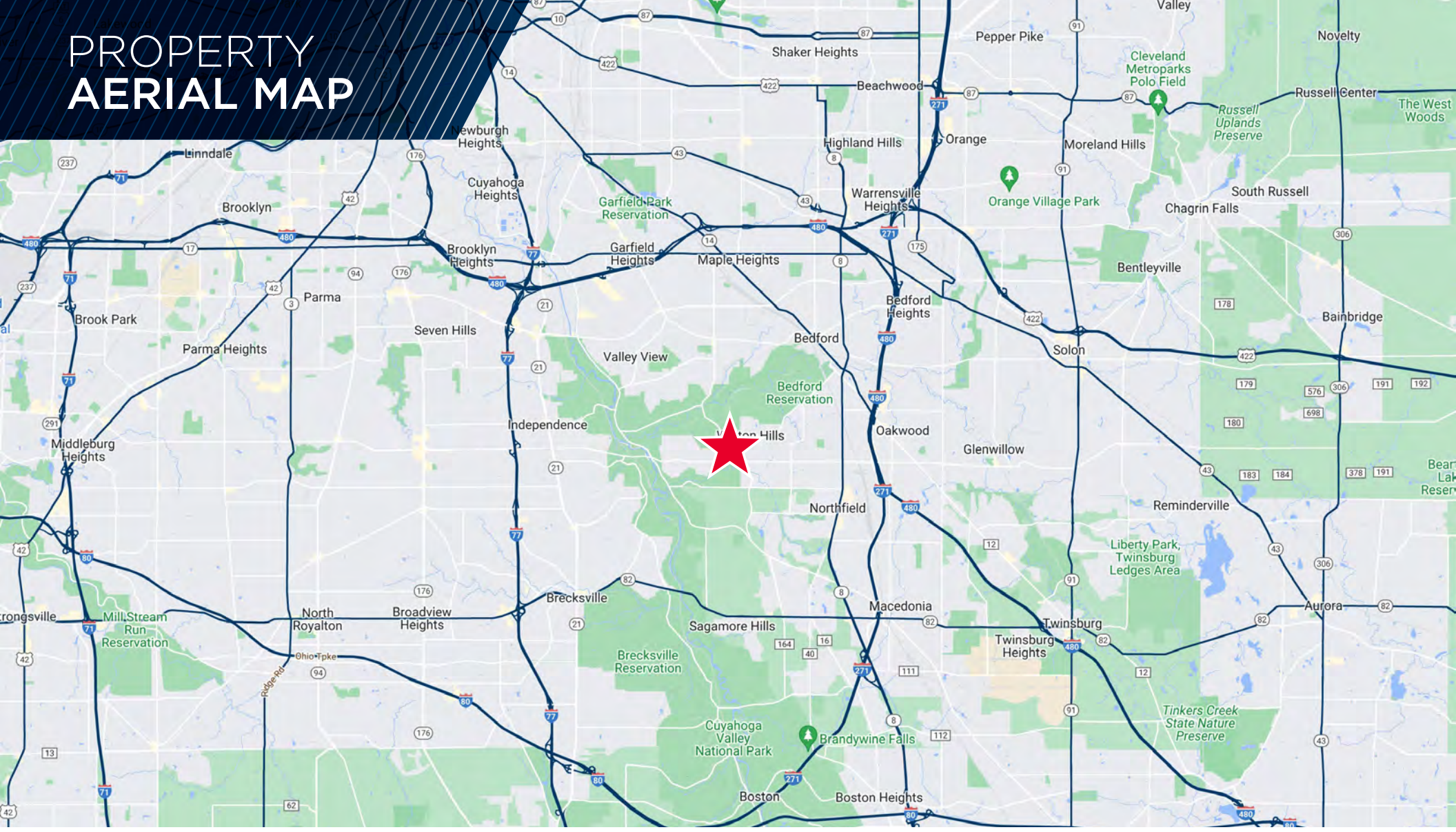
FIRST FLOOR PLAN



SECOND FLOOR PLAN



PROPERTY AERIAL MAP



Easy access to
I-271, I-480 and SR 8



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