

FOR SALE OR LEASE

500 Center Street

Chardon, Ohio 44024



FREESTANDING 11,500 SF OFFICE/WAREHOUSE SPACE ON 8.70 AC
BUILDING AND ~1.70 AC AVAILABLE FOR LEASE

PROPERTY FEATURES



11,500 SF

BUILDING SIZE

8.70 AC

SITE SIZE

8,000 SF

WHSE SIZE

3,500 SF

OFFICE SIZE

\$10.00/SF NNN

LEASE RATE

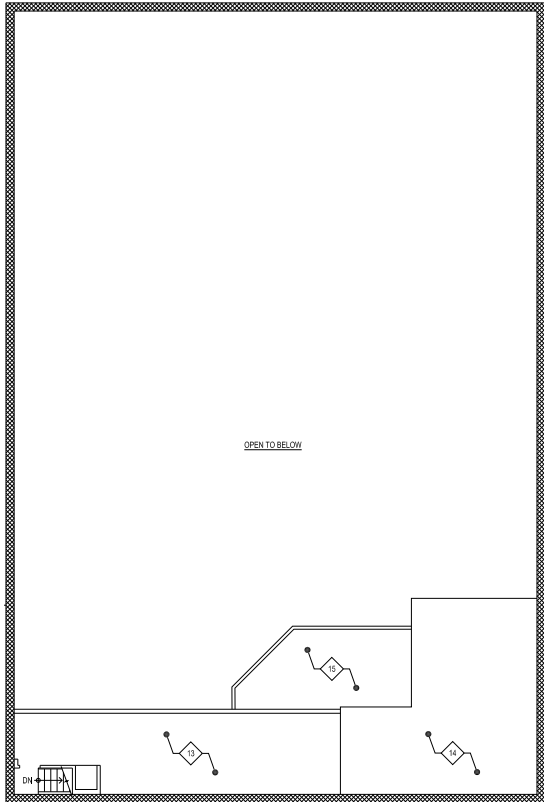
COMMENTS

- 1.70 AC, including building, available for lease
- Fantastic opportunity for retail automotive, contractor, or warehouse tenants
- Former auto dealership/service center with a wide range of possible users
- Significant sized paved lot that could be utilized as industrial outdoor storage (IOS)
- High visibility location with frontage on SR 44
- Close proximity to I-90

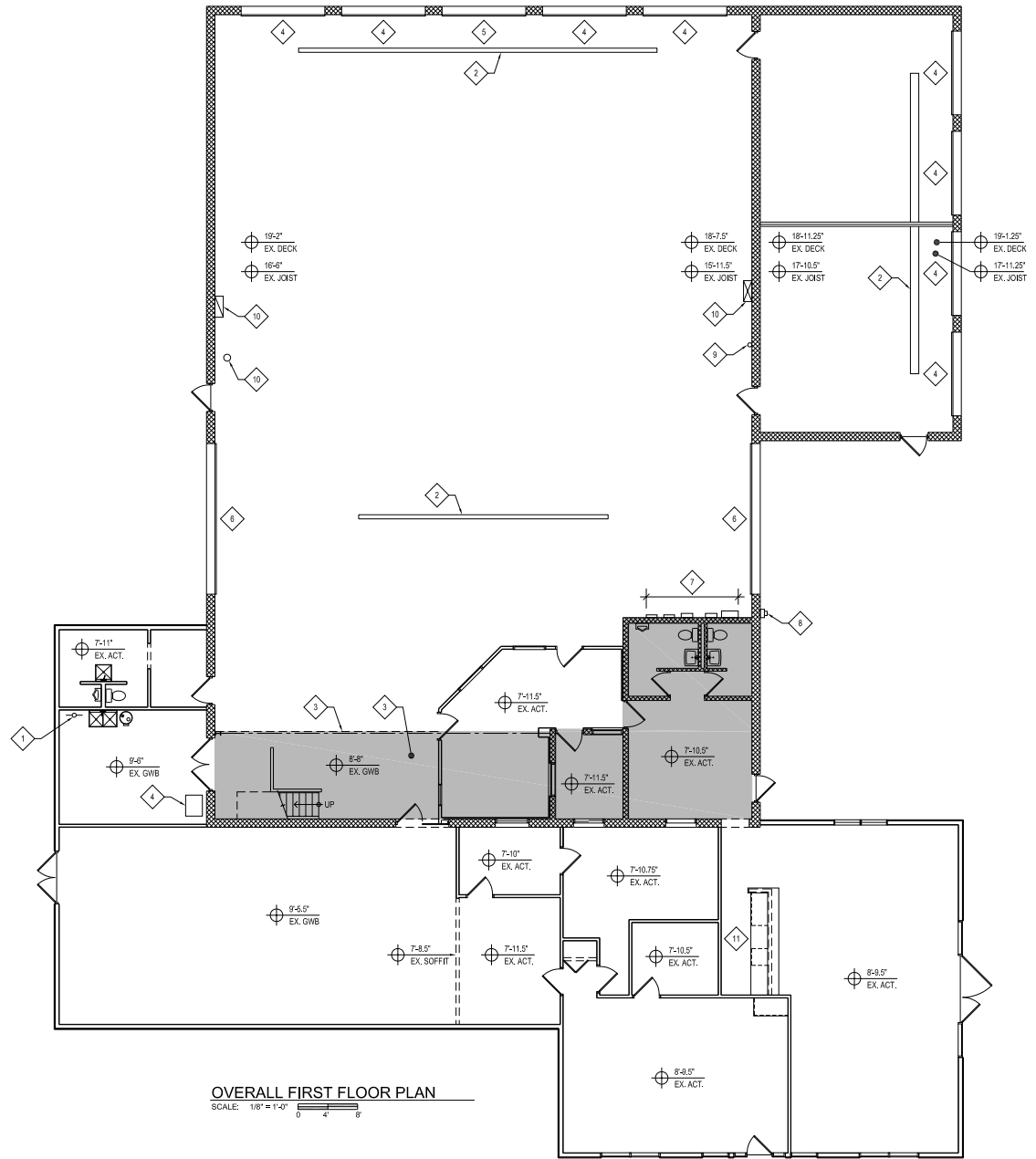
PROPERTY SPECIFICATIONS

PPN:	10-087295
CONSTRUCTION:	Brick/Block
ROOF:	Flat
LIGHTING:	LED
HEAT:	Gas/Forced Air
A/C:	Office
CEILING HEIGHT:	16'
DRIVE-IN DOORS:	Eleven (11): Two (2) - 12'x18', eight (8) - 12'x10', one (1) - 14'x10'
PARKING:	Ample
ZONING:	Industrial - allowing a wide array of permitted uses

FLOOR PLAN



OVERALL MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXTERIOR PHOTOS



FULL
PARCEL



LEASE PARCEL

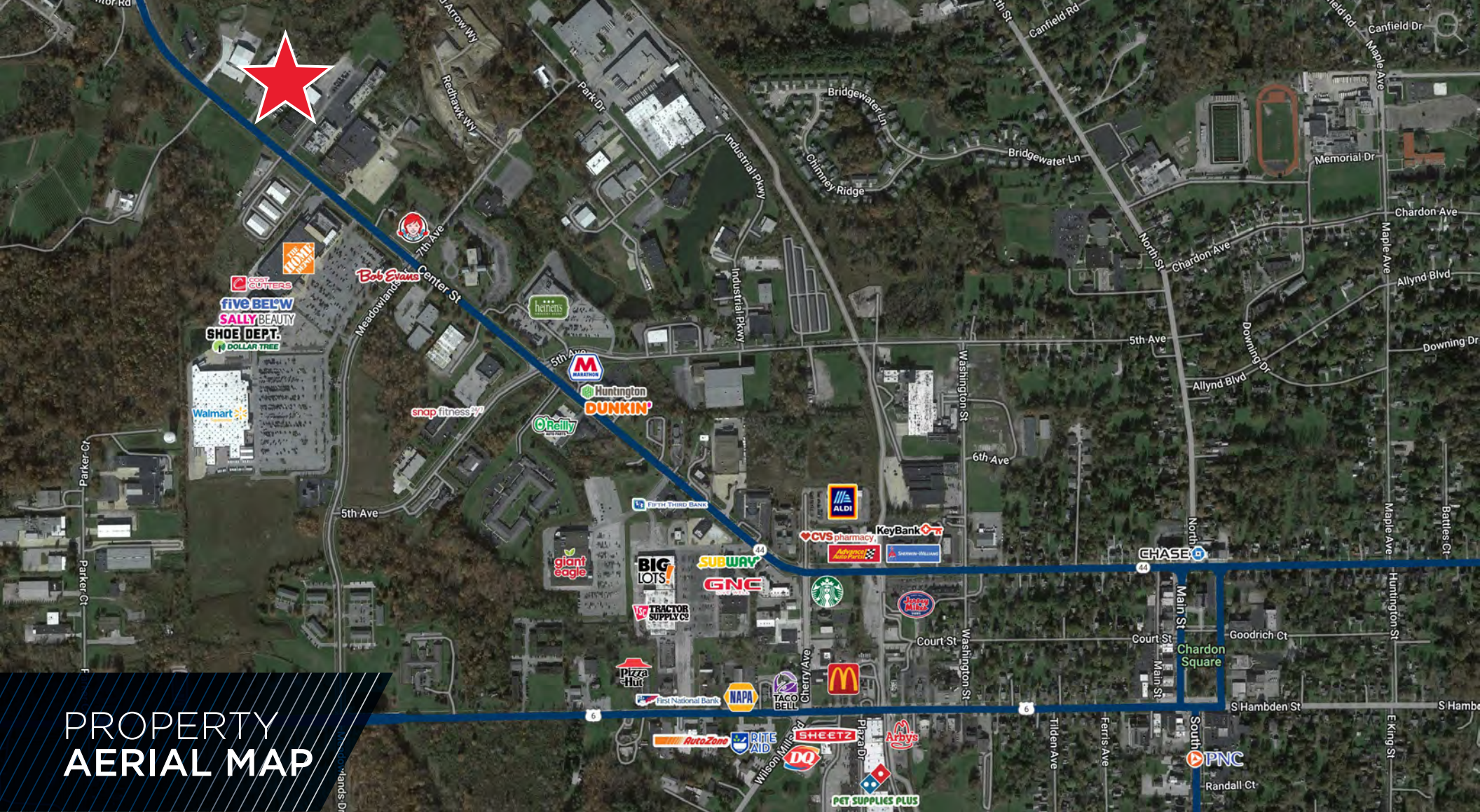


-1.70 AC FOR LEASE/SALE

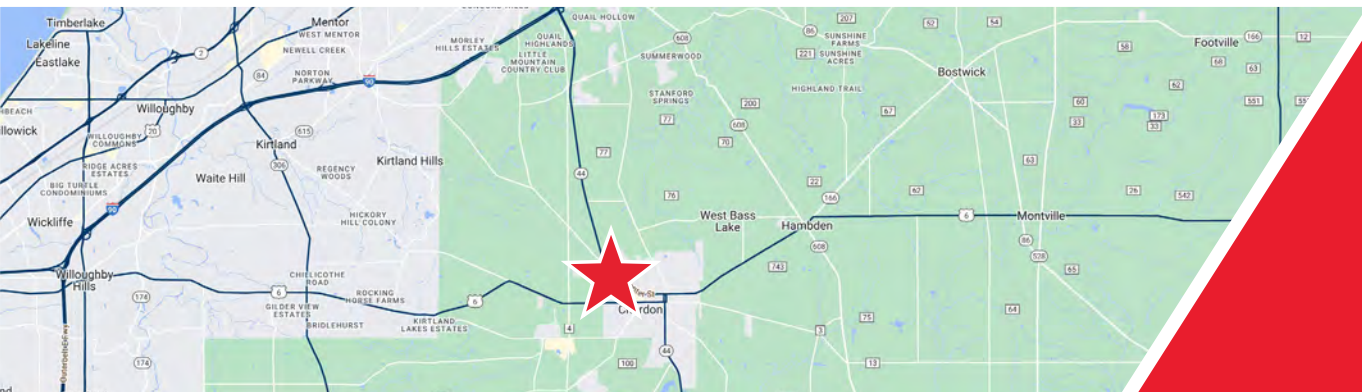
Center St

44

44



PROPERTY AERIAL MAP



Easy access to US Route 6 & I-90



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