

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

\$8.00/SF NNN

LEASE RATE

SALE PRICE: CONTACT BROKER

COMMENTS

- Fantastic opportunity for retail automotive, contractor, or warehouse tenants
- Former auto dealership/service center with a wide range of possible users
- 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

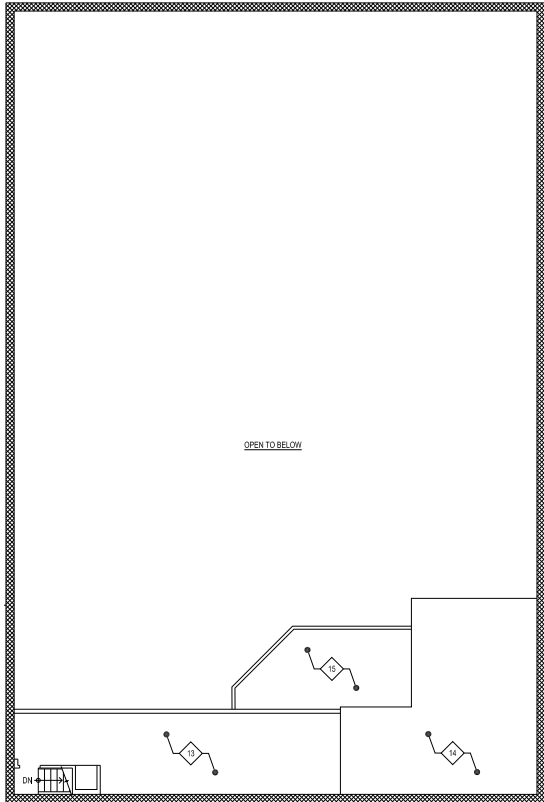
CEILING HEIGHT: 16'

DRIVE-IN DOORS: Eleven (11): Two (2) - 12'x18', eight (8) - 12'x10', one (1) - 14'x10'

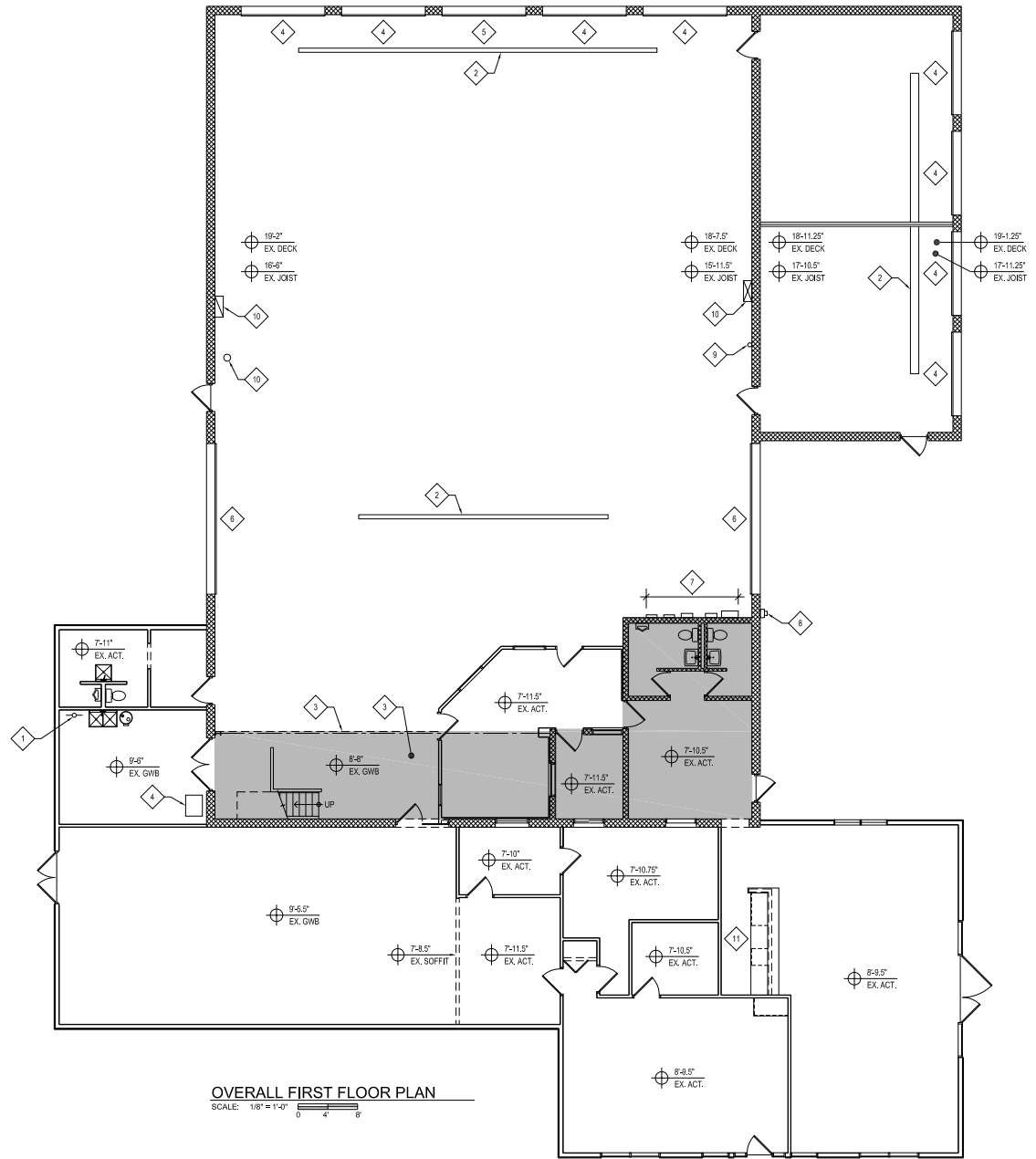
PARKING: Ample

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

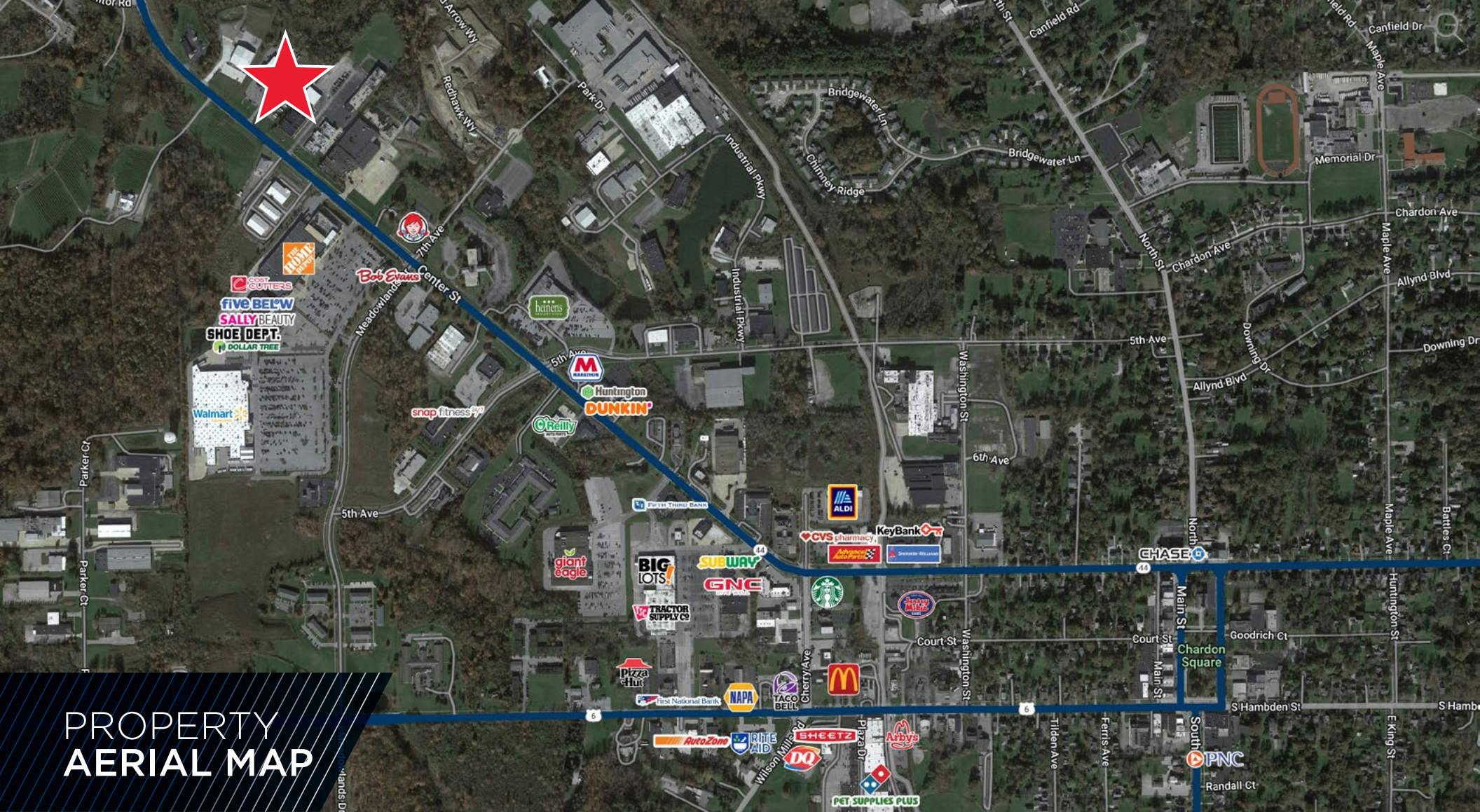


FULL
PARCEL

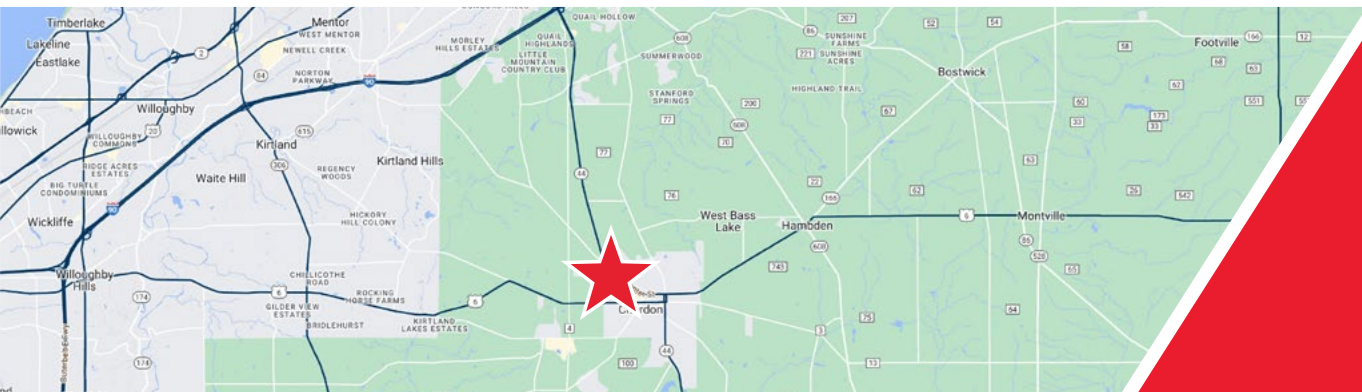


LEASE PARCEL





PROPERTY AERIAL MAP



Easy access to
US Route 6 & I-90



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