



OVERVIEW

Office and industrial buildings for lease with owner on site. Excellent visibility and location directly off of State Route 585. The office building consists of four suites of which three are former medical and can easily be transitioned back. In addition, there are two separate industrial buildings on site with room for outside storage. Ideal mix for contractor services and professionals.

Suite:	Space Available:	Lease Rate:
Office Building	1,248 - 4,625 SF	\$11.00 SF/YR
Eastside Industrial Building	2,700 SF	\$11.00 SF/YR
Westside Industrial Building	6,000 SF	\$11.00 SF/YR

HIGHLIGHTS

- Ample Parking
- Outside Storage
- Offices Plumbed for Medical Use
- Common Waiting Area with Bathrooms
- Overhead Drive-In Doors (4- 14' H, 1- 10' H)
- Multiple Driveway Entrances

**Lease Rate:**

\$11.00 SF/YR
(Modified Gross)

**Space Available:**

1,248 - 6,000 SF

**Building Size:**

13,417 SF

**Lot Size:**

+/- 2.9 Acres

**Zoning:**

General Business

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Chad Whitmer

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OFFICE & INDUSTRIAL BUILDINGS FOR LEASE

400 Collier Drive, Doylestown, OH 44230



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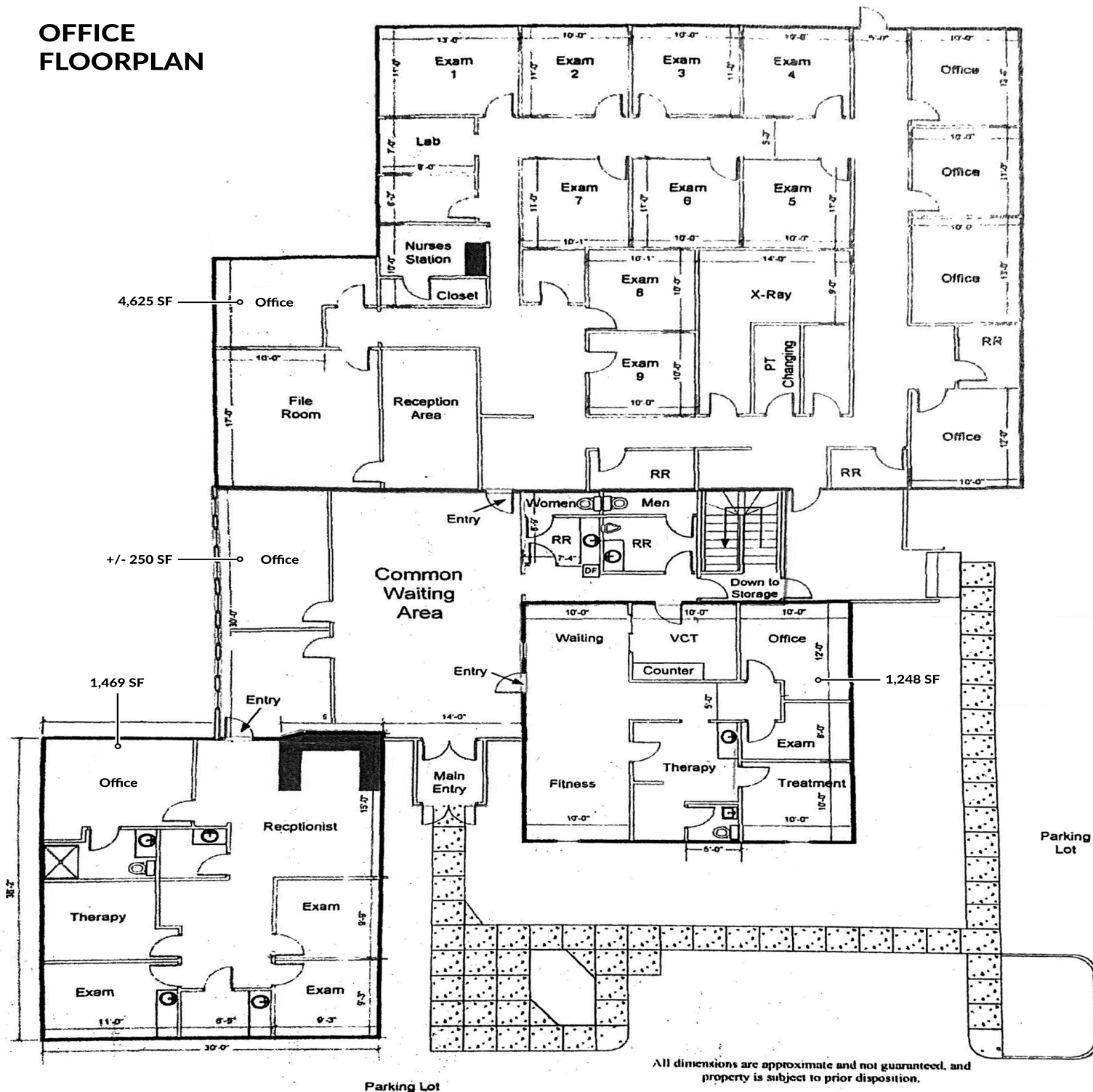
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DEMOGRAPHICS



12,507
Population



43.5
Median Age



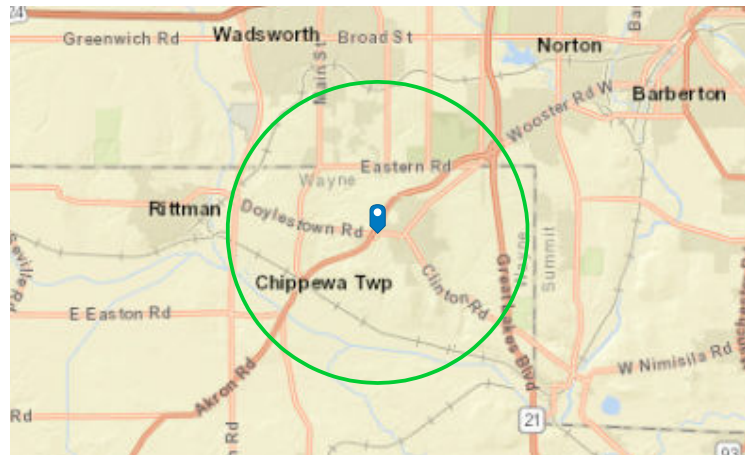
2.6
Average
Household Size



\$67,171
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
	430	0.1
Collier Dr	1,748	0.1
Akron Rd	1,380	0.2
Doylestown Rd	9,230	0.4
Franklin Dr	4,756	0.4



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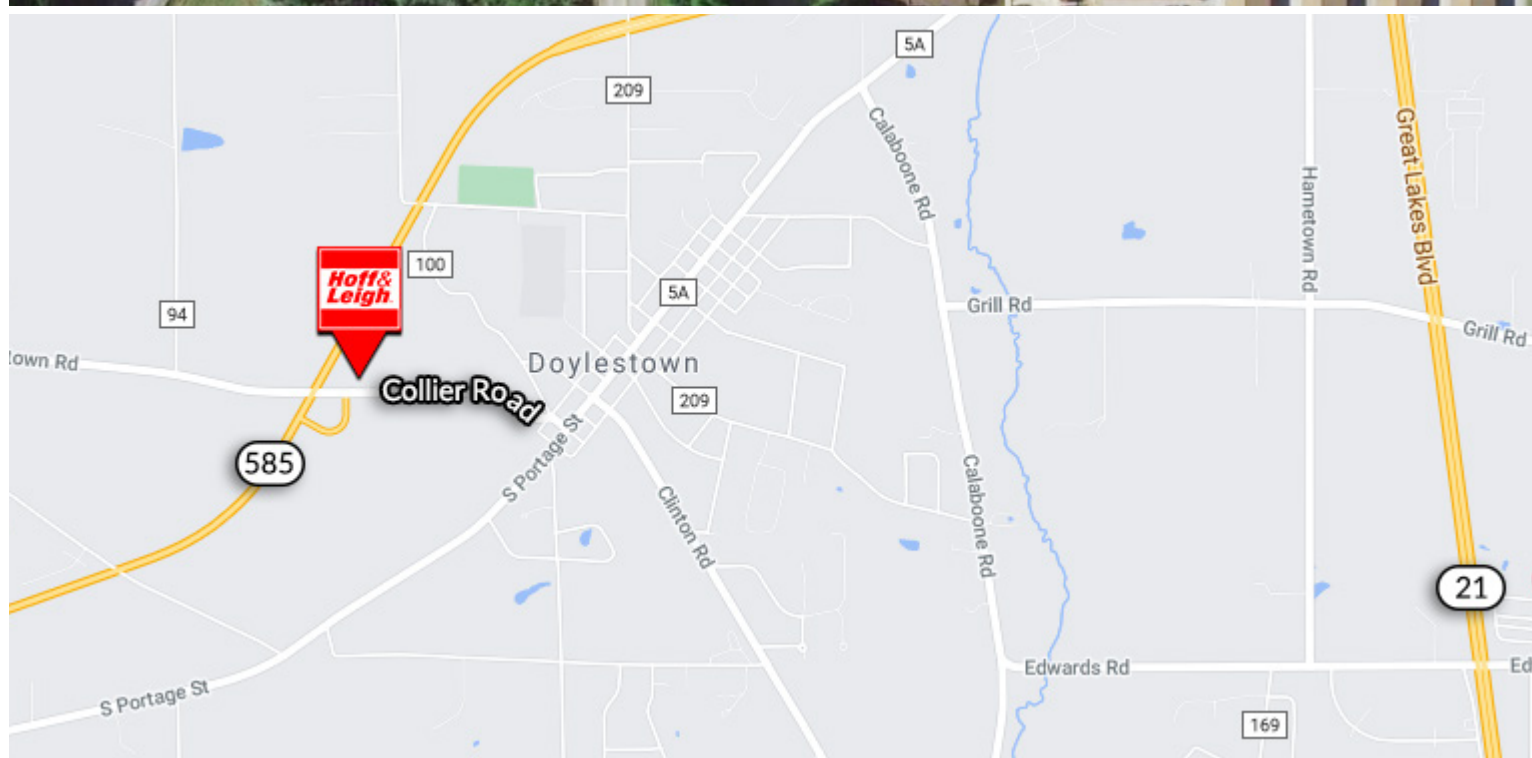
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