

Great Space for Lease in the City of Green



NOTE:
Ownership will consider increasing warehouse area if required

3755 Boettler Oaks

Uniontown, OH 44685

OFFERING FREE RENT INCENTIVES

Property Features

- **Unit A1 & B:** \$9.50 SF MG plus CAM
 - 8,800 SF (divisible)
 - Drive-in Doors: (2) 10' x 10'
 - Ideal clean climate controlled space for office, light manufacturing/warehouse use
- **Unit G:** \$11.50 SF MG plus CAM
 - 4,350 SF
 - Office/Warehouse with 10'x10' OH door
- **Year Built:** 1999-2001
- **Zoning:** I - General Industrial
- **Construction:** Masonry / Steel
- **Parking:** 200 + Spaces



Excellent opportunity to lease in the City of Green. Great access to highway (I-77 1/2 mile) and other amenities. Spaces can be utilized for office, warehouse, or other flex type uses.

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

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540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com



UNIT A1&B

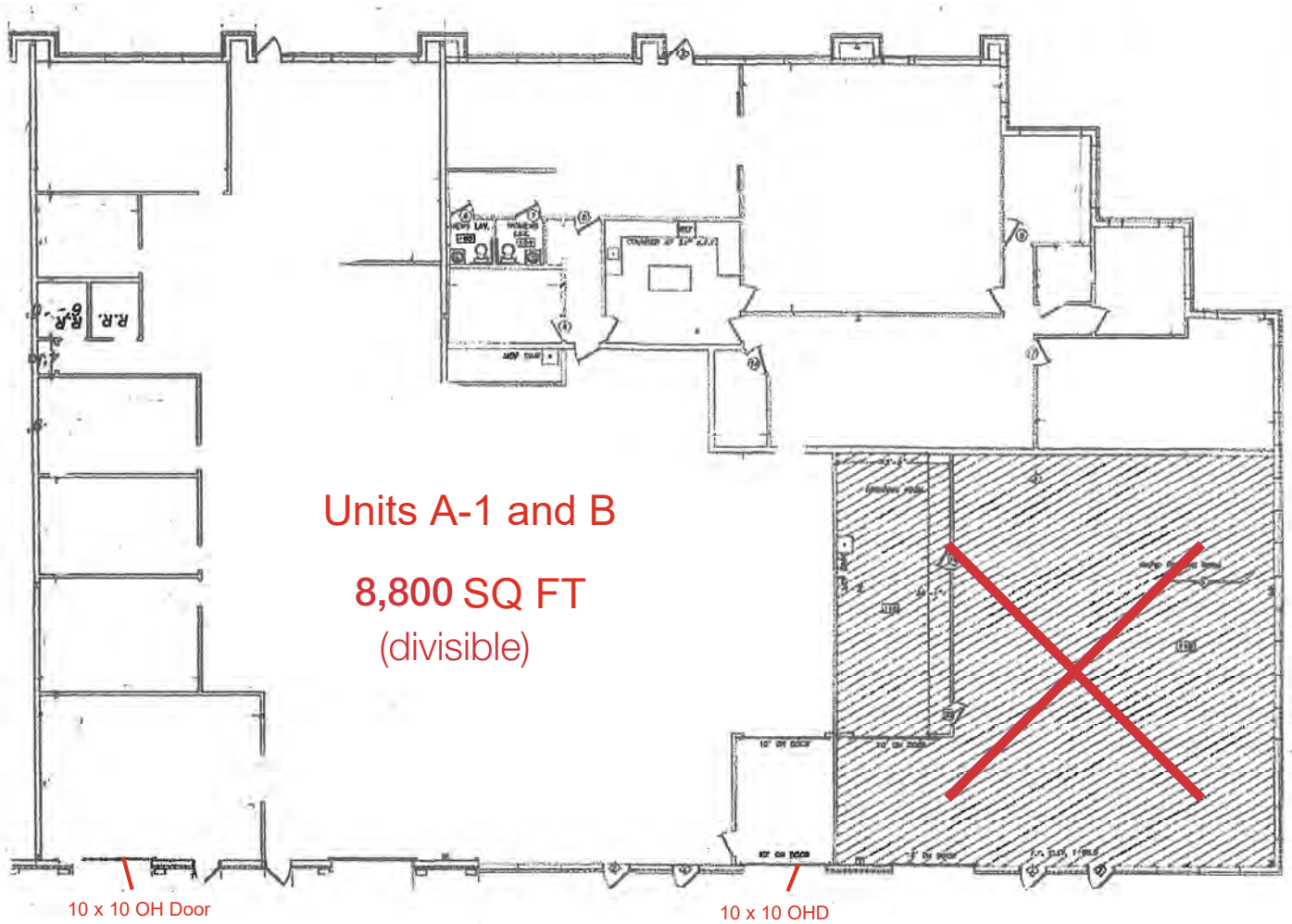
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UNIT A1&B

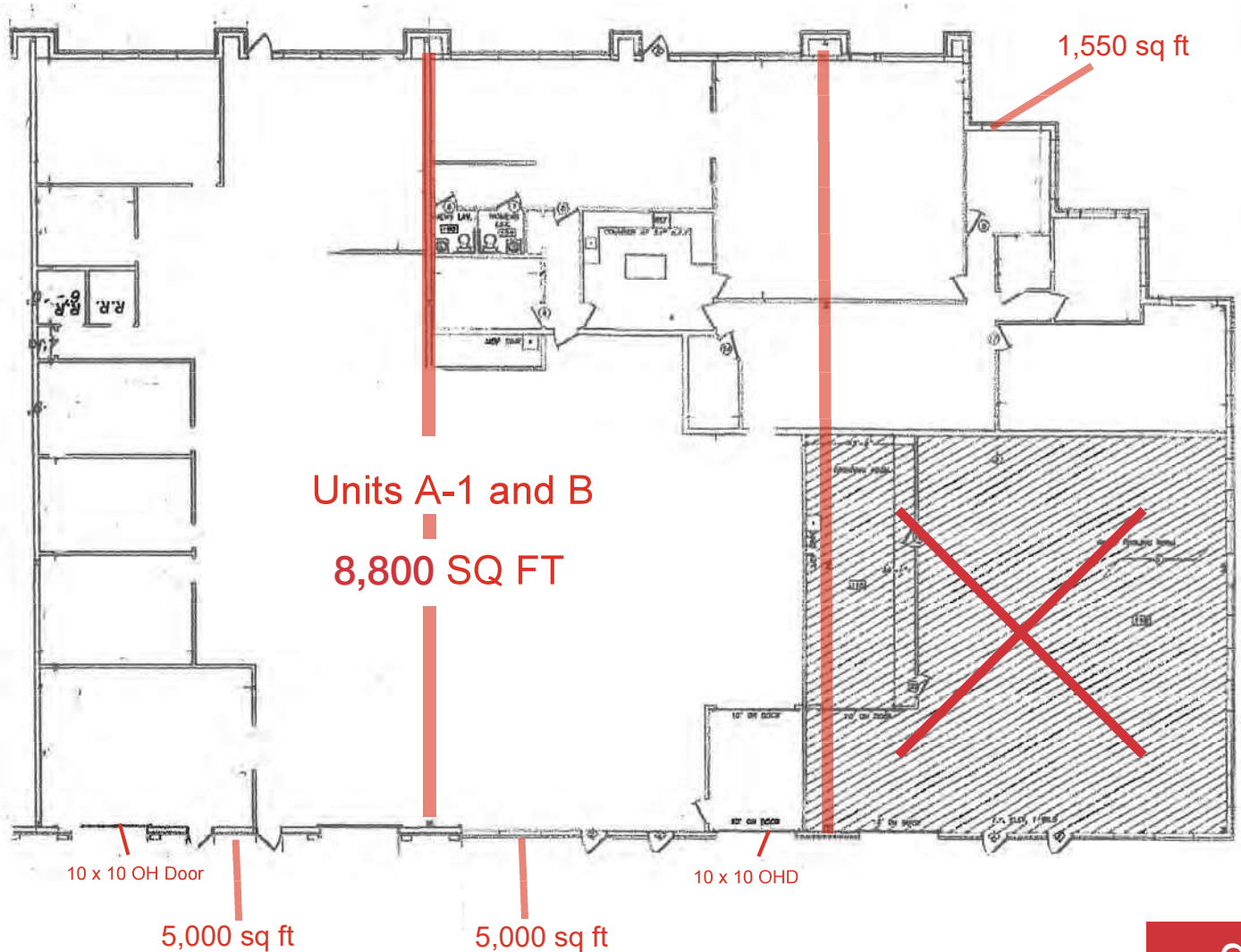
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UNITS POTENTIAL DIVISION PLAN

UNIT A1&B

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UNIT G

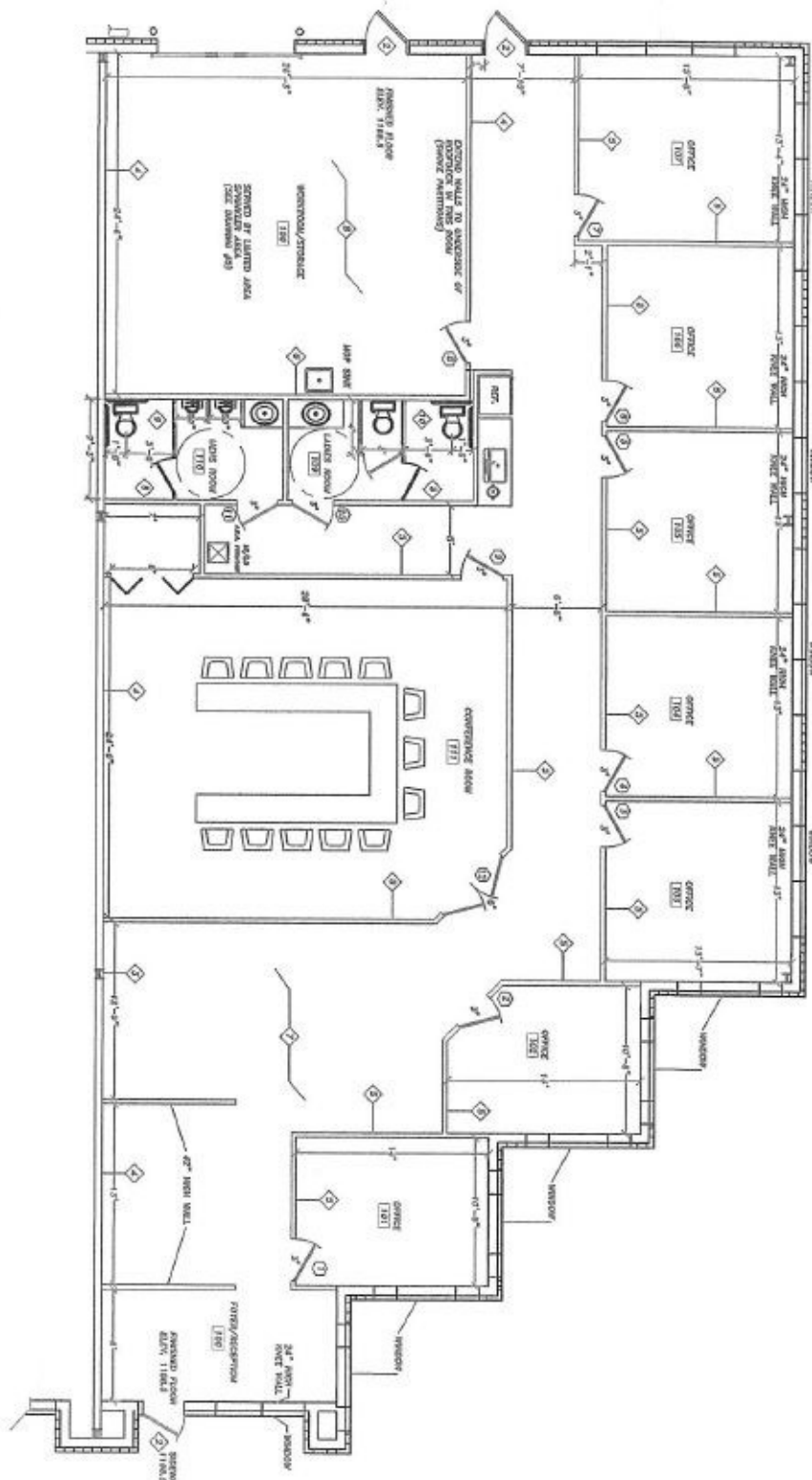
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Unit G
4,350 SQ FT

UNIT G

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OFFERING FREE RENT INCENTIVES

PROPERTY DETAILS:	UNIT A-1 & B	8,800 SF (divisible)
	LEASE PRICE:	\$9.50 SF plus CAM
	UNIT G	4,350 SF
	LEASE PRICE:	\$11.50 SF plus CAM
	YEAR BUILT/RENOVATED:	1999 - 2001
	ZONING:	I - General Industrial
	BUILDING CONSTRUCTION:	Masonry/Steel
	BUILDING CONDITION:	Excellent
	PARKING:	200+ Spaces
	TOTAL ACRES:	6.36 +/-
	FRONTAGE:	290'
	HVAC:	100% Air-Conditioned
	HEAT:	Forced Air
	GAS:	Dominion East Ohio
	WATER:	Aqua Ohio
	SEWER:	D.O.S.S.S.
	ELECTRIC:	First Energy
	PHONE:	AT&T
	INTERNET:	Spectrum
	INTERCHANGE/ DISTANCE:	I-77/ 0.5 miles

NOTE: OWNERSHIP OPEN TO INCREASING WAREHOUSE AREA IF REQUIRED

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