

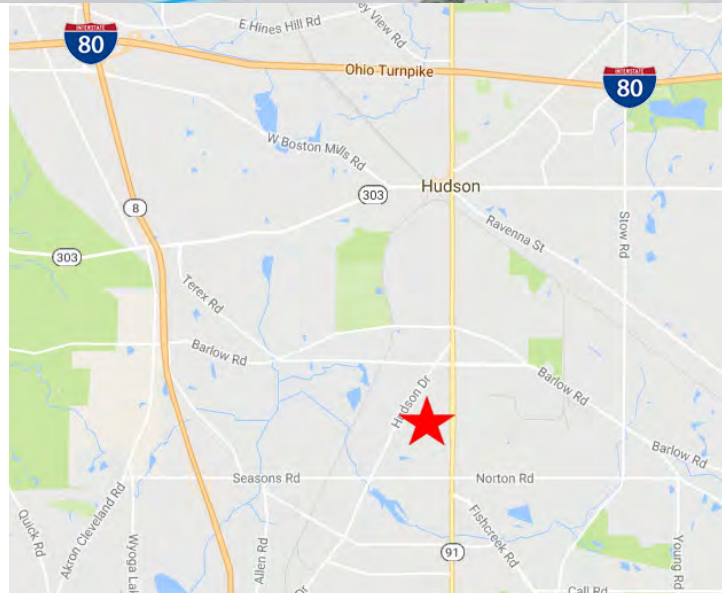


- **BUILDING IN EXCELLENT CONDITION**
- **EASY ACCESS TO SR8 & SEASONS RD. OR SR8 & SR303 INTERCHANGES**

**FREESTANDING
LIGHT INDUSTRIAL**

Property Specifications:

Total Building:	18,095 SF
Warehouse:	15,550 SF
Office:	2,595 SF
Year Constructed:	1997
Docks:	Two (2) with levelers (8'x10')
Drive-Ins:	Two (2) (16'x12') & (10'x12')
Ceiling Height:	15'
Lighting:	T-5
Construction:	Block Metal
Roof:	Standing Seam
Air Conditioning:	Office
Parking:	Paved Asphalt
Power:	1600A/480V/3PH



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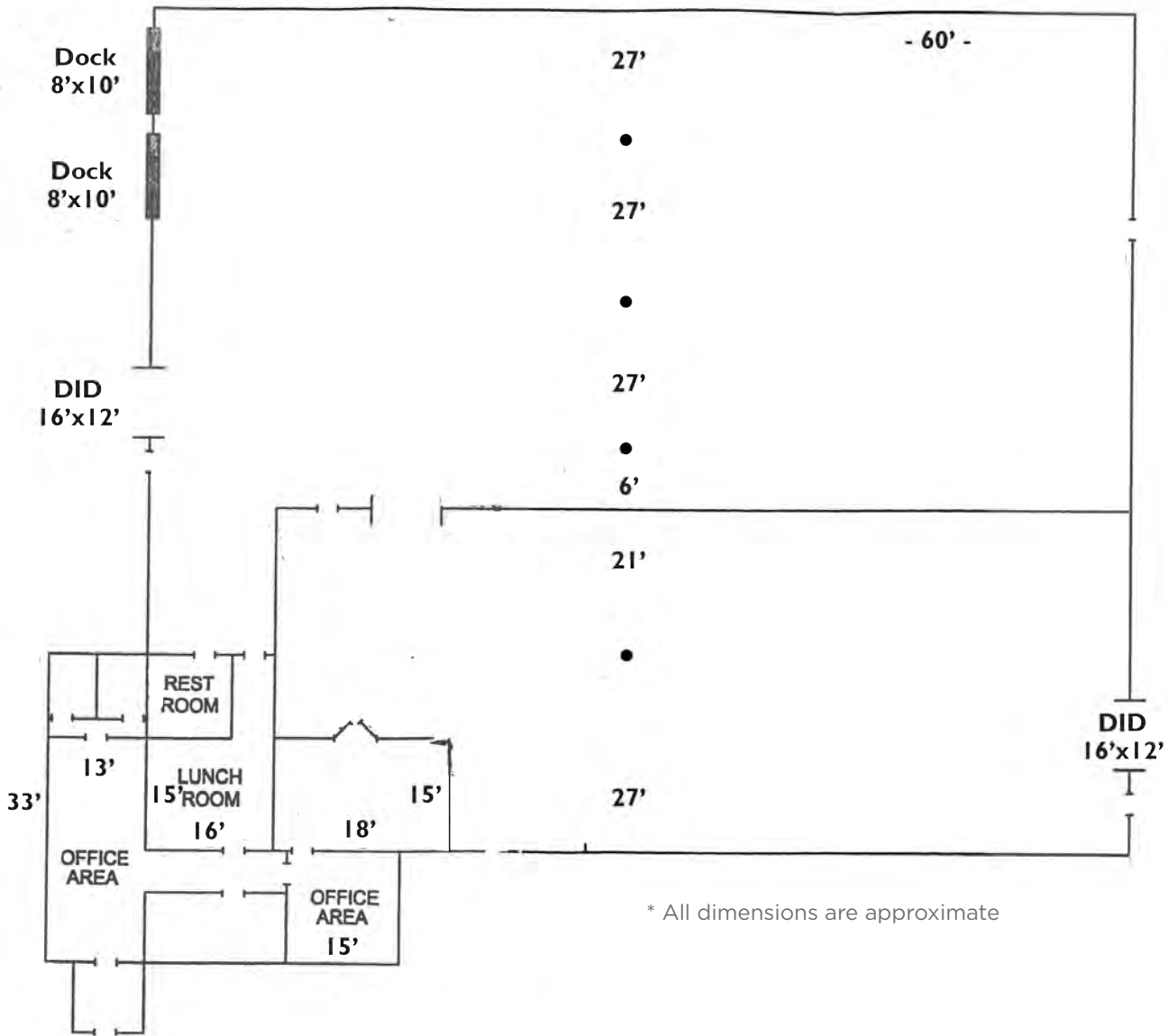
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FOR SALE OR LEASE

1239 Hudson Gate Drive
Hudson, Ohio 44236



Floor Plan



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Aerial Map



*Future lot - approximate dimensions

Hudson Neighbors Include:

- Summa Health & Wellness Center
- Jo-Ann Stores
- Little Tikes
- Allstate Insurance
- Catastrophe Management
- Kobelco Stewart Bolling
- Meyer DC
- Gemco Medical
- Universal Screen Arts
- Wolters Kluwer

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Summary (33749)



1239 HUDSON GATE DRIVE

1239 Hudson Gate Drive
Hudson, OH 44236

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	2.4 Acres
Available SF:	18,095 SF
Building SF:	18,095 SF
Industrial SF:	15,500 SF
Office SF:	2,595 SF

General Listing/Transaction Information

Asking Price:	\$800,000.00 \$44.21 Per SF
Asking Rate:	\$4.75 NNN Per Year
Transaction Type:	Lease/Sale
Total Additional Rent:	\$1.95
Vacancy Type:	Direct

Parking

# Spaces:	12
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Loading & Doors

# GL/DID:	2
GL/DID Dim. (H x W)	16'x12' & 10'x12'
Total Doors:	2

Contacts

Listing Broker(s)	Matthew Beesley, SIOR CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Light Industrial
Floors:	1
Multi-Tenant:	Single-Tenant
Year Built:	1997
Current Occupancy %:	0.00%
# Buildings:	1
Construction Type:	Steel/Masonry/Metal
Roof Type:	Metal/Standing Seam
Roof Age:	1997
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	T-5
Sprinkler:	No
Heat:	Gas/Forced Air
AC:	HVAC-Office
Ceiling Ht:	15' (Min) 16' (Max)
Column Spacing:	27x60

Utilities

Gas:	Dominion
Water:	Well
Sewer:	County
Power:	480 v 1600 a 3 p
Power Supplier:	HPP

Site

Land SF:	104,544 SF
Parcel Number:	30-09423
Zoning:	Industrial
Land Condition:	Excellent

Crane

Comments

Listing Comments: Excellent freestanding small building for multiple industrial uses. Versatile building with docks, drive-in doors, heavy power & in move-in condition.