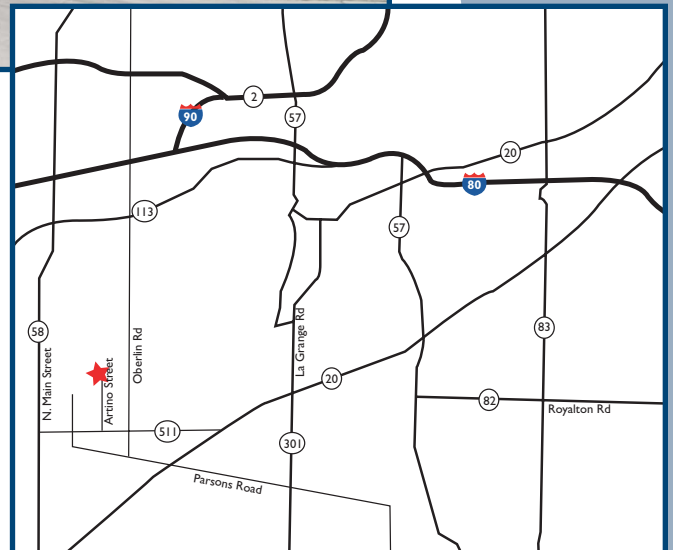


248 Artino Street

Oberlin, Ohio 44074



Total Building:	26,520 sf
Warehouse:	24,000 sf
Office:	2,520 sf
Land:	3.610 acres
Docks:	Four (4) (8' x 8' w/ levelers & seals)
Drive-In:	One (1) (12' x 14')
Construction:	Masonry
Roof:	Rubber (2003 Upper, 2008 Lower)
Lighting:	Fluorescent
Air Conditioning:	Office
Heat:	Boiler
Ceiling Height:	15' (min) 18' 9" (max)
Cranes:	Two (2) - 3 ton
Underhook Ht.:	12'
Power:	480 V / 1200 A / 3P
Parking:	30 Spaces

For More Information:

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8/19/2009

Profile 1 of 1

Summary (19502)



**248 ARTINO ST.
248 Artino St.
Oberlin, OH 44074**

County: Lorain
Market: NW-Z3
Sub Market:
Land Size (Acres) 3.61 ACRES
Available SF: 26,520 SF
Building SF: 26,520 SF
Office SF: 2,520 SF

Building

Construction Status: Existing
Primary Use: FS
Secondary Use: Industrial Manufacturing
Floors: 1
Year Built: 1972
Buildings: 1
ConstructionType: Masonry
Roof Type: Rubber
Roof Age: 2008
Lighting Type: Fluorescent
Sprinkler: No
Heat: Boiler
AC: Office
Ceiling Ht: 15' (Min) 18' 9" (Max)
Column Spacing: 30X30;30X40;30X50

General Listing/Transaction Information

Asking Rate: \$2.50 NNN
Transaction Type: Lease

Parking

Spaces: 30

Loading & Doors

Ext. Levelers: 4
GL/DID: 1
GL/DID Dim. (H x W) 12X14
#DH/Truck-level Doors: 4
Total Doors: 5
Loading & Doors Comments: (3) docks 8x10
(1) dock 8x8

Crane

Cranes: 2
Capacity Tons (Min) 3
Capacity Tons (Max) 3
Clearance: 17

Freezer & Cooler

Contacts

Listing Broker(s) George Pofok, CCIM, SIOR
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Utilities

Gas: Columbia Gas
Water: City
Sewer: City
Power: 480 v 1200 a 3 p

Site

Land SF: 157,252 SF
Primary Use: FS
Zoning: M1-Manufacturing
Rail: None None

Rail

Rail Status: None
Rail Line: None

Comments

Listing Comments: Manufacturing building located within the industrial business park off Artino St. in Oberlin, Ohio. The building has many amenities including (2) 3-ton cranes, 4 docks with levelers and seals, 1 drive-in door, fluorescent lighting, ceiling heights range from 15'-18'9" and 2,520 sf of office space. The roof was just replaced within the last 5 years.