

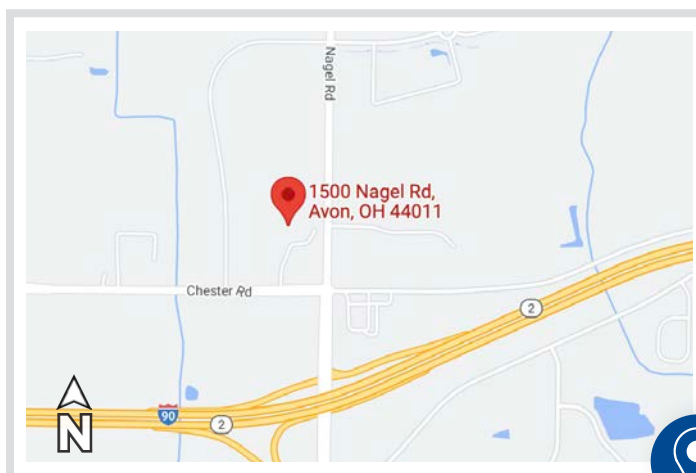


**1500 Nagel Road
Avon, OH 44011**

AVAILABLE

OVERVIEW

- \pm 70,000 Total SF
 - \pm 65,700 SF Manufacturing/Office
 - \pm 4,300 SF Storage
- Site Area: \pm 5.4 Acres
- Immediate access to I-90, SR 2
- (3) Drive-in Doors
(1) Truck Dock
- Ceiling Height: 18' - 31'
- Power: 1500 KVA – 480 V/4000 AMP
- 12 Cranes ranging from 1 - 20 Tons
- Additional \pm 5 Acres for Development



 **PREMIER**
Development Partners



FOR MORE INFORMATION, PLEASE CONTACT:

Brian Lenahan | 216.469.6423
brian@premierdevelop.com

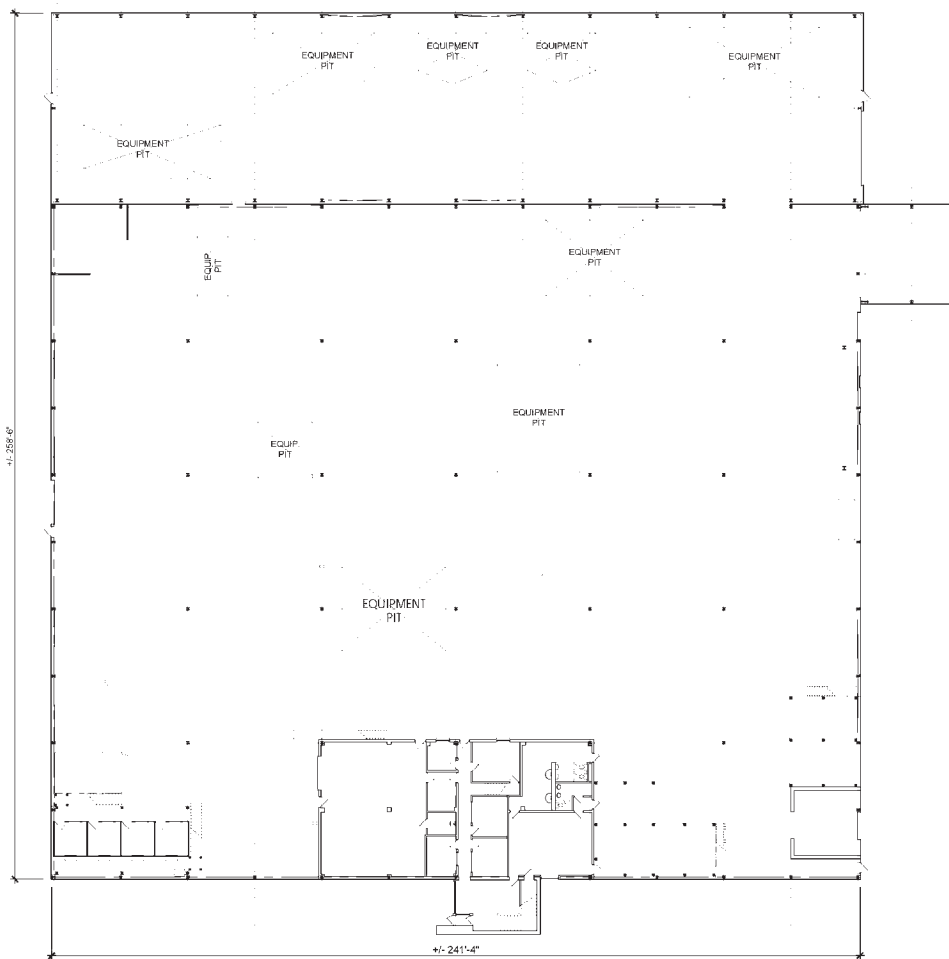
Spencer Piszczak | 216.496.7000
spencer@premierdevelop.com

Information provided is obtained from sources deemed to be reliable, but is not guaranteed.



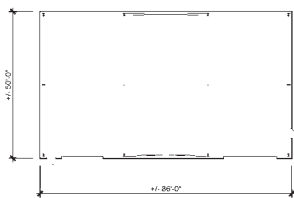
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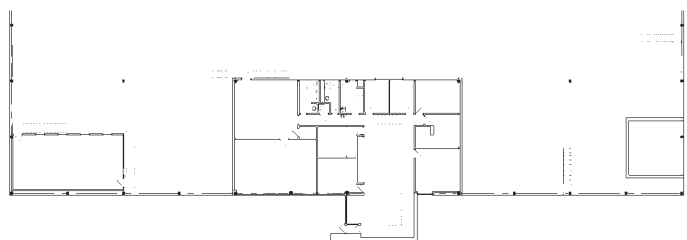
FIRST FLOOR PLAN

+/- 63,658 S.F.



OUT BUILDING FLOOR PLAN

+/- 4,300 S.F.



MEZZANINE PLAN

+/- 5,768 S.F.



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