

104,753± SF Industrial - Manufacturing Facility For Sale

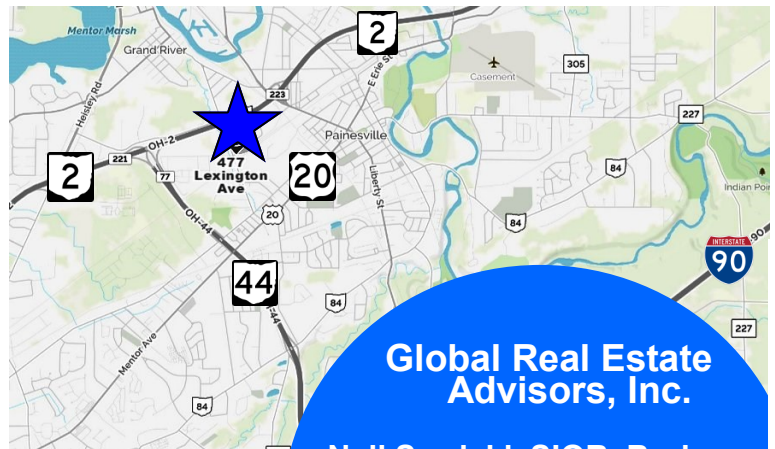
477 Lexington Avenue and Newell Street

Painesville, Ohio 44077 (Lake County)



Property Features:

- 104,753± SF Facility
 - ~ 3,996± SF Primary Office
 - ~ 3,250± SF Boiler/Mechanical
 - ~ 28,640± SF Original Mfg.
 - ~ 43,435± SF Warehouse/Mfg. Addition
 - ~ 25,432± SF Warehouse Addition
- 5.59± Acres
(Property Features Continued on Page 2)



www.GlobalCommercialRE.com
8585 East Ave., Mentor, Ohio 44060

Real Estate Advisors Inc.
BROKER

**Global Real Estate
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Neil Sawicki, SIOR, Broker
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Property Features - Continued:

- Metal, Brick, Pre-Cast Concrete Construction
- Above Ground Oil/Water Separator System
- Railroad Spur (Conrail) into Property
- Zoned M-2 Heavy Manufacturing District
- Buildings Built in 1967, 1977 and 1996
- Ceiling Heights Vary from 25' to 30'
(43,435± SF Under 30' Clear Section)
- 10 Docks with New Levelers, Pads and Extension Plates
- Over 4,000 AMPS, 3-Phase Power with 480, 460, 277 4 Wire Service
- Building Completely Wired with CAT5 & Fiber
- Boiler System
- Compressor Room
- Full Wet Pipe "Foam" High Velocity Sprinkler System in High Bay Area
- Parts of Building has ESFR Rated Sprinkler System
- Building Contains 3,250± SF Boiler System
- High Efficiency Fluorescent Lighting
- 12 (Twelve) Tank- Used to Store Class 2 Flammable Liquids
- 3 (Three) Storage Rail Cars also Available

Economic Incentives Available:

Programs Available to Qualified Businesses

- Grant Funding and Tax Credits Available through JobsOhio and the City of Painesville
- Financing Programs Available through Lake County Port Authority, JobsOhio, US Small Business Administration, USDA and Local Community Banks
- Painesville Power - Painesville Municipal Electric costs can be 10 to 25% below our competitor's rates
- Painesville Water Plant and Waste Water Treatment Plant
- Workforce Development Programs Available
- *Ohio Claims the Lowest Tax Burden on New Investment in the Midwest, and Among the Lowest Tax Burdens Nationwide for Both New and Mature Businesses as Identified by "Area Development" Magazine



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Equipment Also Available:

- 256 KVA Backup Diesel Generator
- (4) Four Railcars which are Currently Used for Plastic Resin Storage
- Plant Electrical Distribution up to the Equipment or Control Panel Disconnects
- Warehouse Racks-Drum Storage
- Office Furniture (But Not Office Equipment, Computers, Phone System, Copiers, Etc.) Including the Cabinetry in the Quality Lab
- Outdoor Tanks for Class II Flammable Fluids
- All Equipment in the Class II Flammable Pump Room
- (2) Plant Boilers, Low Pressure
- 80 Ton Water Chiller
- Atlas Copco 225HP, Model GA180VSD Compressor
- Motivar, Model MDX 1000 Air Dryer
- Video Security System

Equipment Also Available - Continued:

- Passcard Security System
- All Plant Modular Offices
- Plant and Office Lighting, T8
- Plant and Office HVAC, 8 Roof Systems
- Fire Suppression Systems
- Oil/Water Separator System

Area Features:

- Close Proximity to SR 2, SR 44 and Interstate 90
- Ample workforce available
- Progressive Economic Development Community
- Situated in the County Seat



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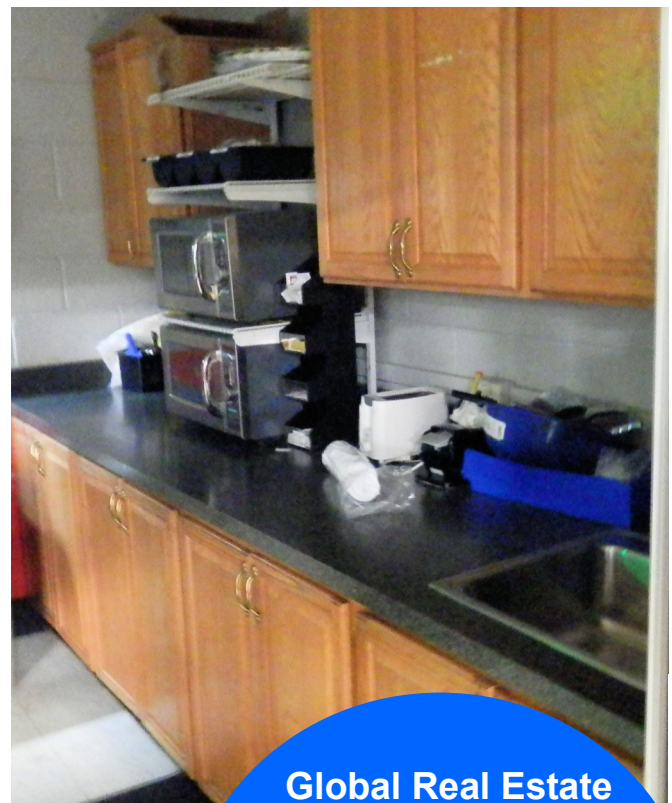
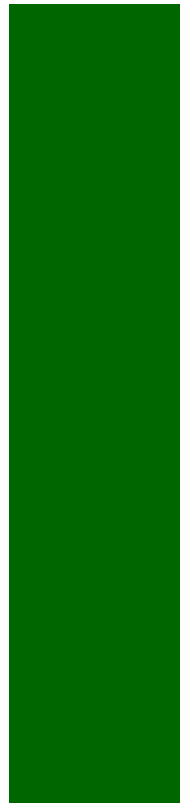
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**Above Ground
Water/Oil Separator**



Fire Suppression System for Racking



Racking with Built-In Fire Suppression



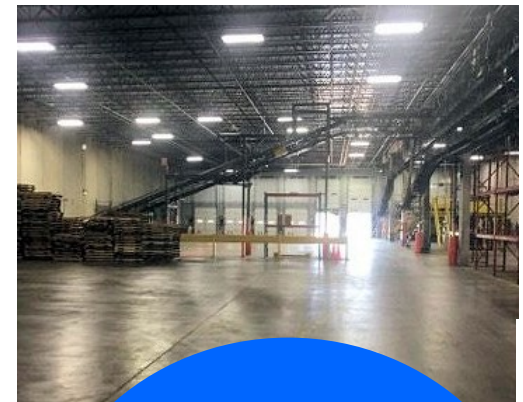
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**Railroad Spur (Conrail)
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