

# AUCTION

FRIDAY, AUGUST 2, 2024, 12:30 PM



COMMERCIAL  
REAL ESTATE



## LIVE AUCTION WITH ONLINE BIDDING

### REAL ESTATE

Real estate offers a 31,600 square foot industrial facility that was built in approximately 1967 with additions added in 1984 and 1997. Property features include reception area, multiple front offices with gas forced heat and central air, 5 loading docks, multiple clear span shop areas with 1200/480 power, three bathrooms, Fire Lite MS-5UD fire alarm system, fire doors between each 10,000 square foot section of space and public utilities. Building is a combination of block and steel, and the roof is approximately 12 years old (white vinyl with additional insulation). Taxes per half year \$8,409. This building is ideal for an owner user or can easily be used as a multi-tenant facility. Easy access to I-76 and the Ohio Turnpike. Preview by appointment only.

### TERMS ON REAL ESTATE

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

31,600  
SQUARE FOOT  
INDUSTRIAL/  
MANUFACTURING  
FACILITY

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KENT, OH 44240



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