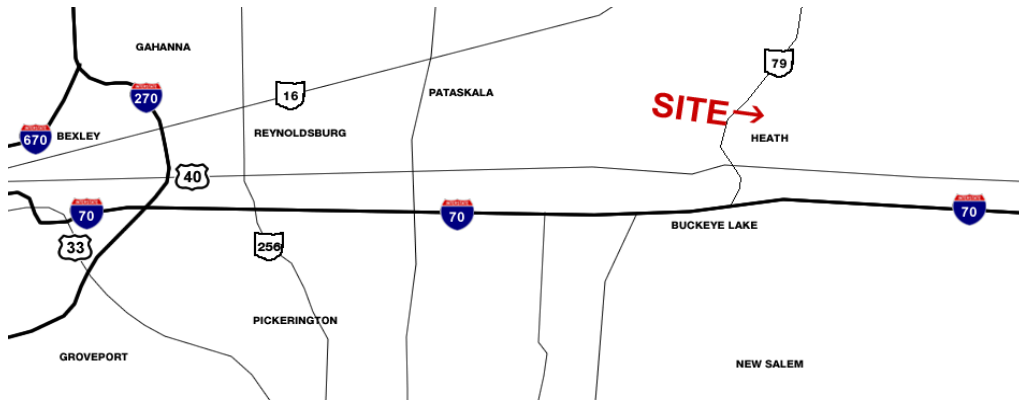




OVER 20,000 SF OF OFFICE AND WAREHOUSE WITH ADDITIONAL LAND FOR SALE OR LEASE

3427 1/2 Ridgley Tract Road – Heath, OH 43056



Property Description

- OVER 20,000 SF TOTAL ON 8.8 ACRES OF LAND WITH ADDITIONAL LAND AVAILABLE
- 600 – 11,000 SF AVAILABLE FOR LEASE
- FOUR MILES FROM I-70
- 1/4 MILE FROM SR 79
- POND ON-SITE
- BUSINESS AND COMMERCIAL ZONING IN PLACE
- OWNER MAY LEASE BACK PORTION OF SQUARE FOOTAGE WITH SALE
- APPRAISED AT OVER \$700,000

LISTING PRICE \$635,000

contact information

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

BUILDING DETAILS

3427 ½ Ridgely Tract Road – Heath, OH 43056

- ✓Total Square Footage of Buildings = +20,000 SF
- ✓Situated on 8.8 acres
- ✓Pond on site
- ✓475 feet of road frontage

Building #1 *Pre-engineered Metal, Concrete floor. Built 1987*

- 70' x 150' = 11,250 SF
- Small heated office
- Bathroom
- Four OH doors, two 12'x 12' & two 12'x 10' (at each end)
- One sliding door 15'x 25'
- 200 amp electrical service
- 16' ceiling height

Building #2 *Pre-engineered Metal, Concrete floor. Built 1995*

- 50'x 100' = 5,000 SF
- Interior divided into three bays, two bays 75'x 25' and one bay 50'x 25'
- Entire structure heated
- Two 200 amp services to building
- Four sliding doors each 16'x 20'
- 19' ceiling height

Building #3 *Pre-engineered Metal, Concrete floor. Built 1995*

- 30'x 50' = 1,500 SF
- 200 amp service
- 18' ceiling height
- Two 16'x 18' sliding doors on same side of building

Building #4 *Pre-engineered Metal, Concrete floor. Built 1995*

- 20'x 30' = 600 SF
- 10'x 10' OH door
- Electric, no heat or water

Building #5 *Shed-Wood Frame, wood floor, asphalt shingles*

- 14'x 36' = 504 SF
- 7'x 9' OH door

Building #6 *House/Office, wood frame*

- Apprx. 2,000 SF



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PLAT MAP

3427 1/2 Ridgely Tract Road – Heath, OH 43056



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AERIAL IMAGERY & LOCATION MAPS

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