

# INVESTMENT - OFFICE / WAREHOUSE FOR SALE



## LOCATION:

212-218 HYLAND COURT  
WHITEHALL, OH 43213

## DESCRIPTION:

- PRICE REDUCED - \$890,000.00
- 12,000 SF FLEX BUILDING FINISHED AND READY FOR OCCUPANCY
- 3.578 ACRES INCLUDING TWO ADDITIONAL BUILDING LOTS
- TWO ADDITIONAL 12,000 SF NUCOR STEEL BUILDINGS UNASSEMBLED, ON SITE AND READY FOR CONSTRUCTION

## MARKET:

EAST/AIRPORT

## SUMMARY

Active investor needed to complete this project. Owner with experience in multi-tenant, "flex" industrial products can easily see the potential. Great upside for attentive owner with construction, marketing, and management skills.



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REAL ESTATE SERVICES

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# PROPERTY DATA / PLOT PLAN



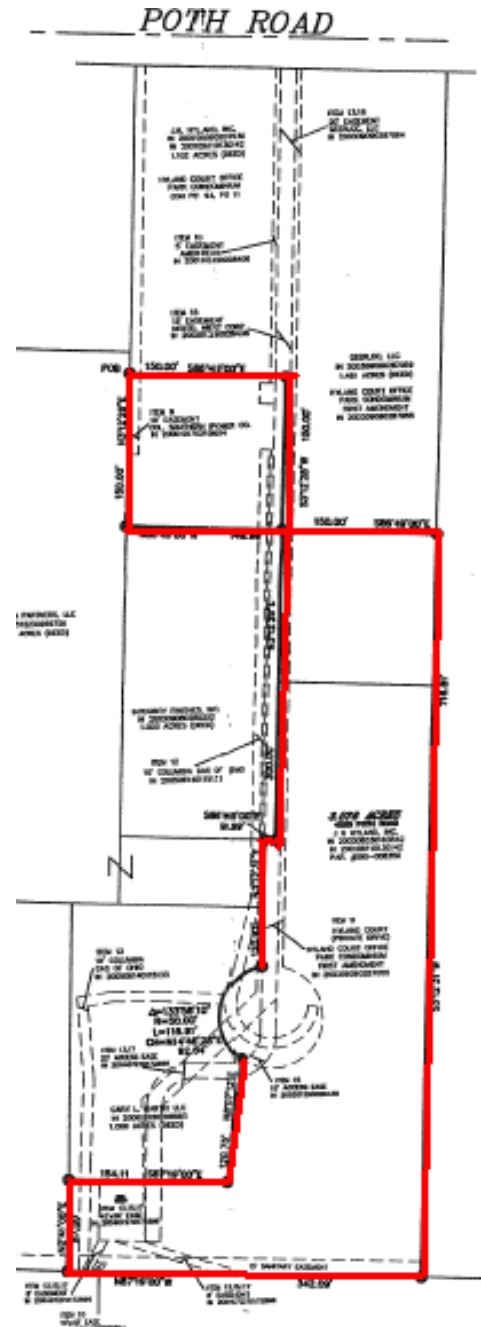
Building Lots Outlined in Red

## BREAKDOWN OF LIST PRICE

212-218 Hyland Ct. 12,000 SF @ \$42 per SF	\$500,000
Land for two additional buildings with sewer installed	\$150,000
Nucor buildings	\$240,000
<b>Total</b>	<b>\$890,000</b>

## OPERATING EXPENSES

Electric	\$0.18
Gas	\$0.21
Water / Sewer	\$0.01
Insurance	\$0.27
Taxes	\$1.50
Common Area Maintenance	\$0.13
	<b>\$2.30</b>



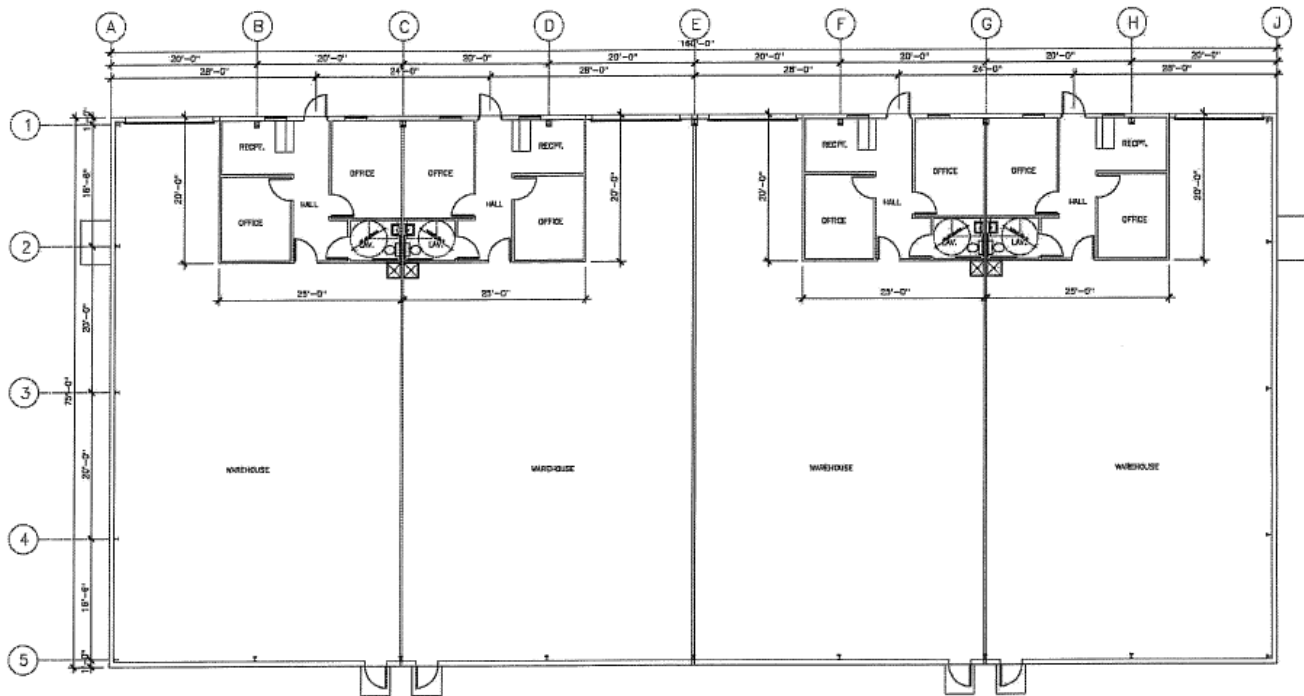
3.52 Acres  
Outlined in  
Red



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# AERIAL VIEW

## FLOOR PLATE - 212-218 HYLAND CT.



12,000 SF divided into a 3,000 SF suite with 500 SF of office and 2,500 SF of warehouse



On Site Nucor Steel Buildings Awaiting Assembly

Office Finish for 212-218 Hyland Ct.



# AERIAL VIEW



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