

**38683 Taylor Woods Parkway**  
North Ridgeville, Ohio 44039



Total Building: 66,724 sf  
Warehouse: 12,000 sf  
Office: 54,724 sf  
Land: 3.56 acres  
Docks: Three (3) (8' x 9')  
Drive-In: One (1) (10' x 14')  
Construction: Masonry/Metal  
Roof: EPDM Rubber Roof  
Lighting: Fluorescent  
Heat: Electric  
Air-Conditioning: Office/Warehouse  
Ceiling Height: 15' 4.5" (min) 16' 4.5" (max)  
Parking: 331 Spaces  
Power: 2000 A / 480/277V / 3P  
1600 A / 480/277V / 3P  
Built: 1994

For More Information Please Go To [www.barnacplan.com](http://www.barnacplan.com)

For More Information:

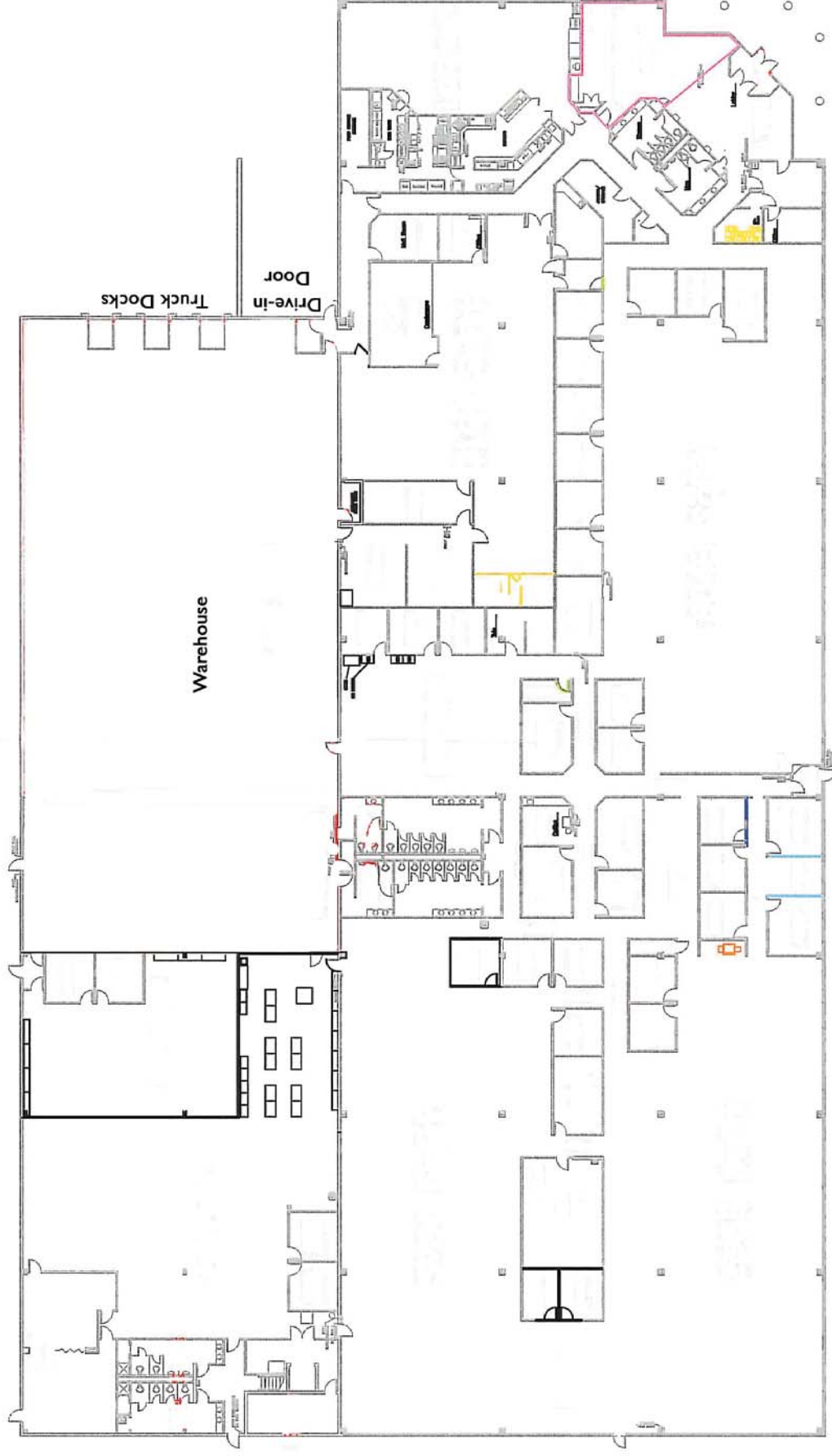
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# 38683 Taylor Woods Parkway

North Ridgeville, Ohio



10/22/2009

Profile 1 of 1

**Summary (19901)**



**38683 TAYLOR WOODS PKWY**  
**38683 Taylor Woods Pky.**  
**North Ridgeville, OH 44039**

**County:** Lorain  
**Market:** NW-Z3  
**Sub Market:**  
**Land Size (Acres):** 3.56 ACRES  
**Available SF:** 66,724 SF  
**Building SF:** 66,724 SF  
**Office SF:** 54,724 SF

**Building**

**Construction Status:** Existing  
**Primary Use:** FS  
**Floors:** 1  
**Year Built:** 1994  
**ConstructionType:** Metal/Masonry  
**Roof Type:** EPDM  
**Lighting Type:** Fluorescent  
**Sprinkler:** Wet  
**Heat:** Electric  
**AC:** Yes  
**Ceiling Ht:** 15' 4" (Min) 16' 4" (Max)  
**Column Spacing:** 40x40

**General Listing/Transaction Information**

**Asking Price:** \$2,800,000.00 \$41.964 Per SF  
**Asking Rate:** NNN  
**Office Asking Rate:** \$6.50  
**Warehouse Rate:** \$3.00  
**Transaction Type:** Lease/Sale  
**Total Additional Rent:** \$1.72

**Parking**

**# Spaces:** 331

**Loading & Doors**

**# Ext. Levelers:** 1  
**# GL/DID:** 1  
**GL/DID Dim. (H x W)** 10x14  
**#DH/Truck-level Doors:** 3  
**Total Doors:** 4

**Utilities**

**Water:** City  
**Sewer:** City  
**Power:** 480/277 v 200 a 3 p  
**Utilities Comments:** 1600a 480/277v 3p

**Crane**

**Freezer & Cooler**

**Contacts**

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**Site**

**Land SF:** 155,074 SF  
**Primary Use:** FS  
**Zoning:** I-2 Light Industrial  
**Rail:** None

**Rail**

**Rail Status:** None

**Comments**

**Listing Comments:** 38683 Taylor Woods Parkway is located in a premier industrial park in North Ridgeville, Ohio. The building was originally built for Marconi Communications and was most recently occupied by Invacare Corp. The building was built in 1994 and totals 66,724 sq.ft. with 54,724 sq.ft. of office space, 12,000 sq.ft. of warehouse space while situated on 3.56 acres. A 4.5 acres parcel adjacent to the property is also available with the building. Building amenities include: I-2 zoning (Light Industrial), 15'4.5"-16'4.5" ceiling clear heights, three (3) truck docks (9x10) with hydraulic levelers, locks and seals, 1 drive-in door (10x14), and 331 parking spaces. Office amenities include: ten (10) conference rooms, one (1) cafeteria, two (2) kitchenettes, private offices, 10'6" clear ceiling heights throughout office, and several bullpen areas to accommodate a total of 270 cubicles. Both the office and warehouse are serviced by 14 rooftop HVAC units. The roof is a ballasted .060" EPDM rubber roof system. The building has a 2000 A / 480/277 V / 3 P service for the HVAC units and a 1600 A / 480/277 V / 3 Phase service for the remainder of the building. There are two (2) sprinkler risers having a density of .10 GPM over 1500 SF. Real estate taxes are \$0.88/SF. Utility providers are: Water - City of Elyria; Sewer - City of Elyria; Electric - Ohio Edison. Phone lines and cable lines (CAT-5) exist throughout the office space.

North Ridgeville is business friendly and committed to attracting new business while supporting growth and expansion of existing companies. 38683 Taylor Parkway is close to many major highways, 0.2 miles to SR 57, 2 miles to I-80, 1 mile to I-480/Route 10 and 2.5 miles to I-90. North Ridgeville is only 15 minutes from Cleveland International Hopkins Airport and 25 minutes from downtown Cleveland.