

For More Information Contact
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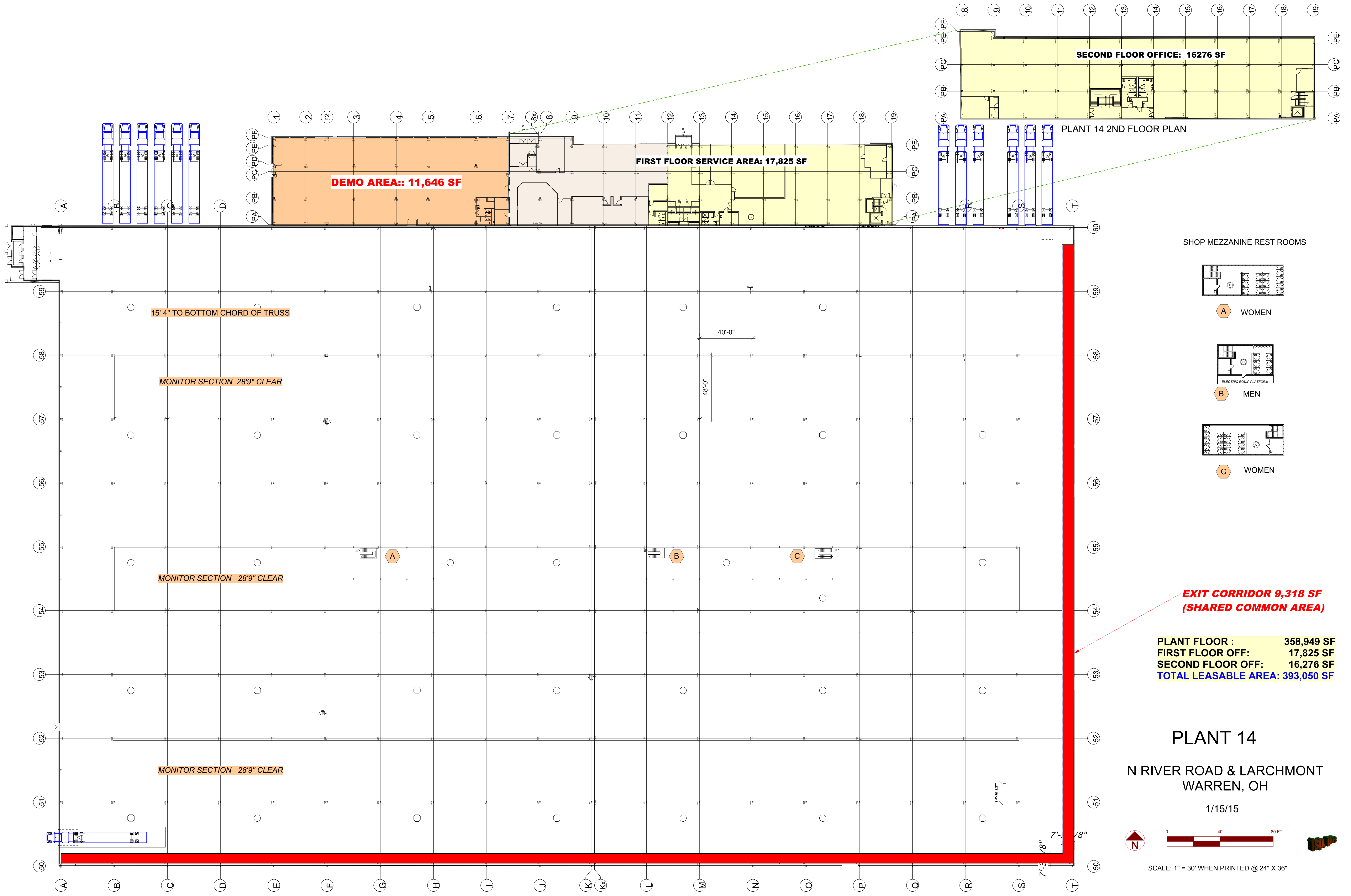


MANUFACTURING / WAREHOUSE / OFFICE

3566 Larchmont Avenue, Warren, Ohio 44483



| | |
|------------------|-------------------------|
| Warehouse | 368,267 Sq. Ft. |
| Office | 45,645 Sq. Ft. |
| Ceiling Heights | 15' |
| Column Span | 47' x 40' |
| Docks / Drive-in | 1 / 1 - Build to Suit |
| Sprinkler | Wet System |
| Parking | 500 Car 100 Trailer |
| Office Rate | \$4.95 psf NNN |
| Warehouse Rate | \$2.75 - \$3.50 psf NNN |



DEMO AREA:: 11,646 SF

FIRST FLOOR SERVICE AREA: 17,825 SF

SECOND FLOOR OFFICE: 16276 SF

PLANT 14 2ND FLOOR PLAN

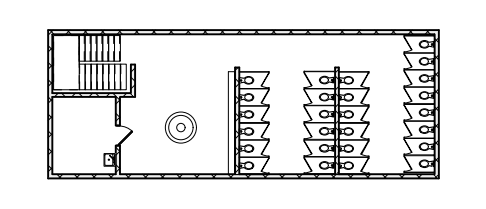
15' 4" TO BOTTOM CHORD OF TRUSS

MONITOR SECTION 28'9" CLEAR

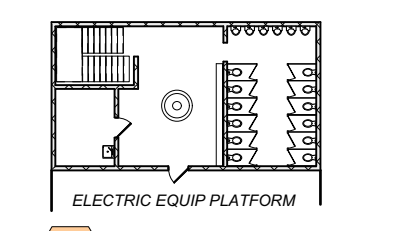
MONITOR SECTION 28'9" CLEAR

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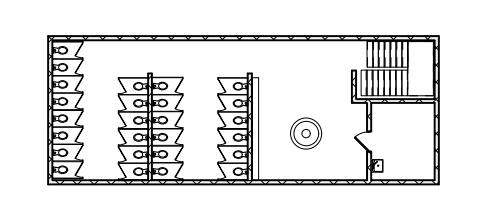
SHOP MEZZANINE REST ROOMS



A WOMEN



B MEN



C WOMEN

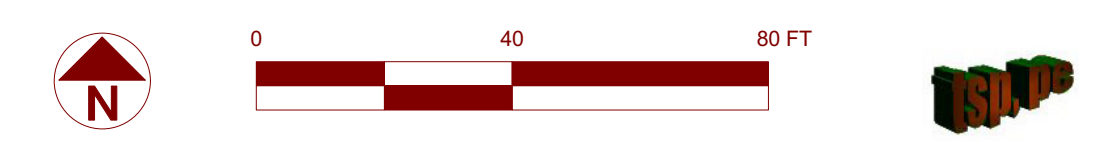
**EXIT CORRIDOR 9,318 SF
(SHARED COMMON AREA)**

PLANT FLOOR : 358,949 SF
 FIRST FLOOR OFF: 17,825 SF
 SECOND FLOOR OFF: 16,276 SF
TOTAL LEASABLE AREA: 393,050 SF

PLANT 14

N RIVER ROAD & LARCHMONT
 WARREN, OH

1/15/15



SCALE: 1" = 30' WHEN PRINTED @ 24" X 36"