



**4599 ABBEYVILLE ROAD
MEDINA, OH 44256
SALE PRICE: \$795,000**



PROPERTY HIGHLIGHTS

- Total Available: 7,532 SF | 4.34 AC
- 2 Bed/2 Bath - Built in 2023 (1,232 SF)
Appliances and select furnishings, including a stove, refrigerator, microwave, washer, and dryer may be included in the sale
- Warehouse & Shops (6,300 SF) 3 - 14' x 14' drive-in doors, office, kitchenette, and restroom. Equipment such as tractors, forklifts, auto-repair tools, mowers, and vehicles may also be available with the sale
- Brand new septic system
- Frontage: ±375' | Depth: ±461'
- Zoning: York Township (I-1 Industrial District)
- Highway Access: located just 3 miles from I-71, the site is easily accessible via the OH-3 and Weymouth Road interchange
- Annual Real Estate Taxes: \$5,848.00

Permitted Uses Include

Business Services, Contractor Yards, Hardware/Building Supply Stores, Lumber Yards, Light Manufacturing/Fabrication and Assembly, Garden Centers, Offices, Printing Services, Vehicle, Machinery, or Equipment Sales, Rentals, Service and Repair, Warehousing and Storage, Wholesale Operations

LISTING AGENTS

Vinnie Ciulla

vinnie@gerspachergroup.com

Troy Gerspacher, CCIM, SIOR

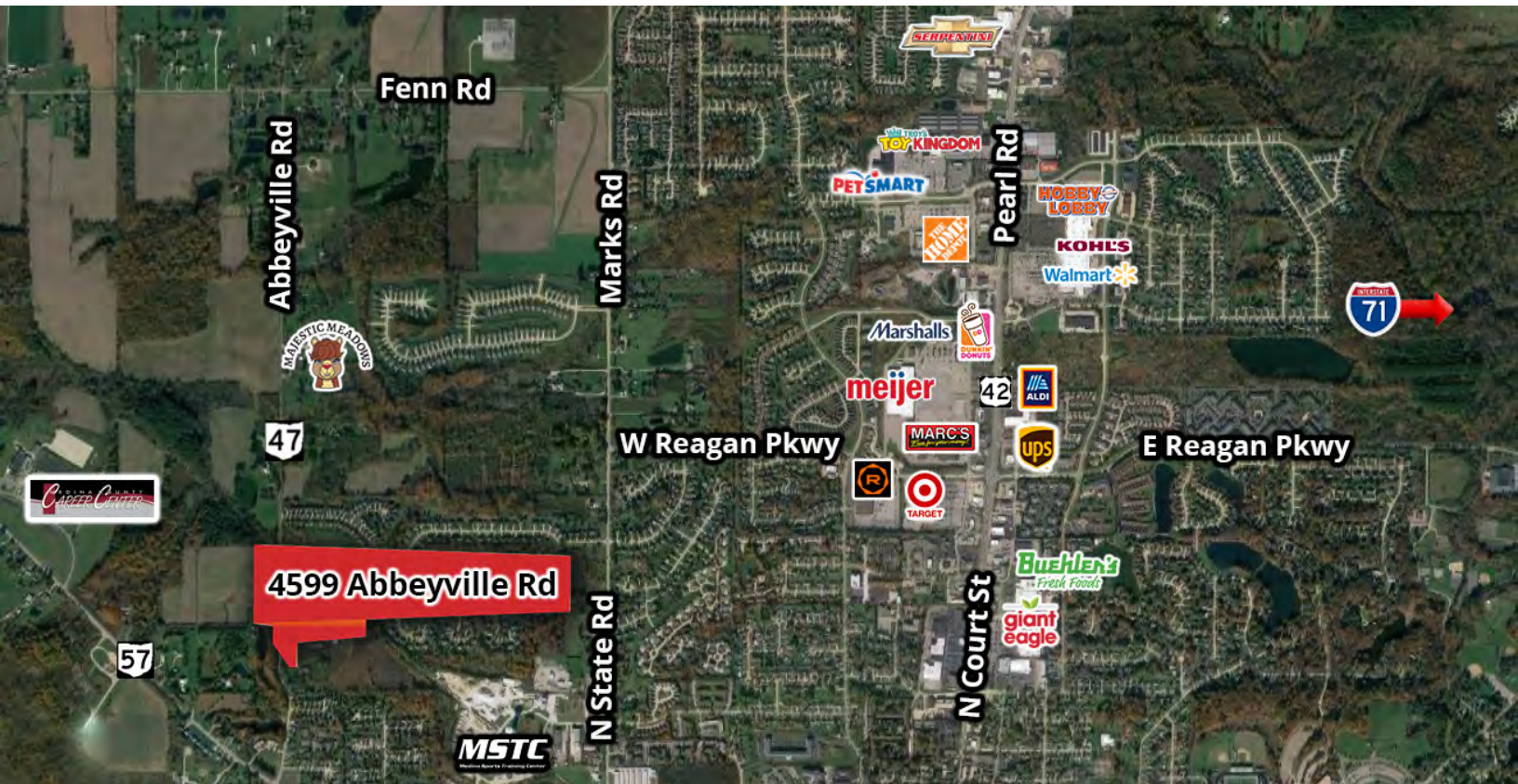
troy@gerspachergroup.com

330.722.5002





**4599 ABBEYVILLE ROAD
MEDINA, OH 44256
SALE PRICE: \$795,000**



PROPERTY OVERVIEW

This industrial property in Medina, Ohio sits on 4.34 AC and offers 7,532 SF of combined residential and warehouse space. The residential portion includes a 1,232 SF two-bedroom, two-bath home built in 2023, featuring modern finishes, an open basement with sliding doors to the backyard, and an 834 SF attached two-car garage. The residence is also well-suited for conversion to office use, offering flexibility for business operations. The 6,300 SF warehouse is divided into two functional sections. The front portion is currently configured as a garage/shop with 16' peak ceiling clearance, an office, kitchenette, loft, restroom with A/C, and a 14' x 14' drive-in door. The rear section is used for storage and warehouse operations, offering 18-foot beam clearance, a 14' x 14' side drive-in door, and an additional 14' x 14' interior door connecting the two areas. Zoned I-1 Industrial in York Township, the property supports a wide range of industrial and commercial uses. It features a brand-new septic system and ample acreage for parking, expansion, or outdoor storage. Priced at \$105/SF, the property offers versatility for owner-users, investors, or developers.

LOCATION OVERVIEW

Conveniently located just 3 miles from I-71, the site is easily accessible via the OH-3 & Weymouth Road interchange.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



INDUSTRIAL PROPERTY FOR SALE IN MEDINA, OH



**4599 ABBEYVILLE ROAD
MEDINA, OH 44256
SALE PRICE: \$795,000**



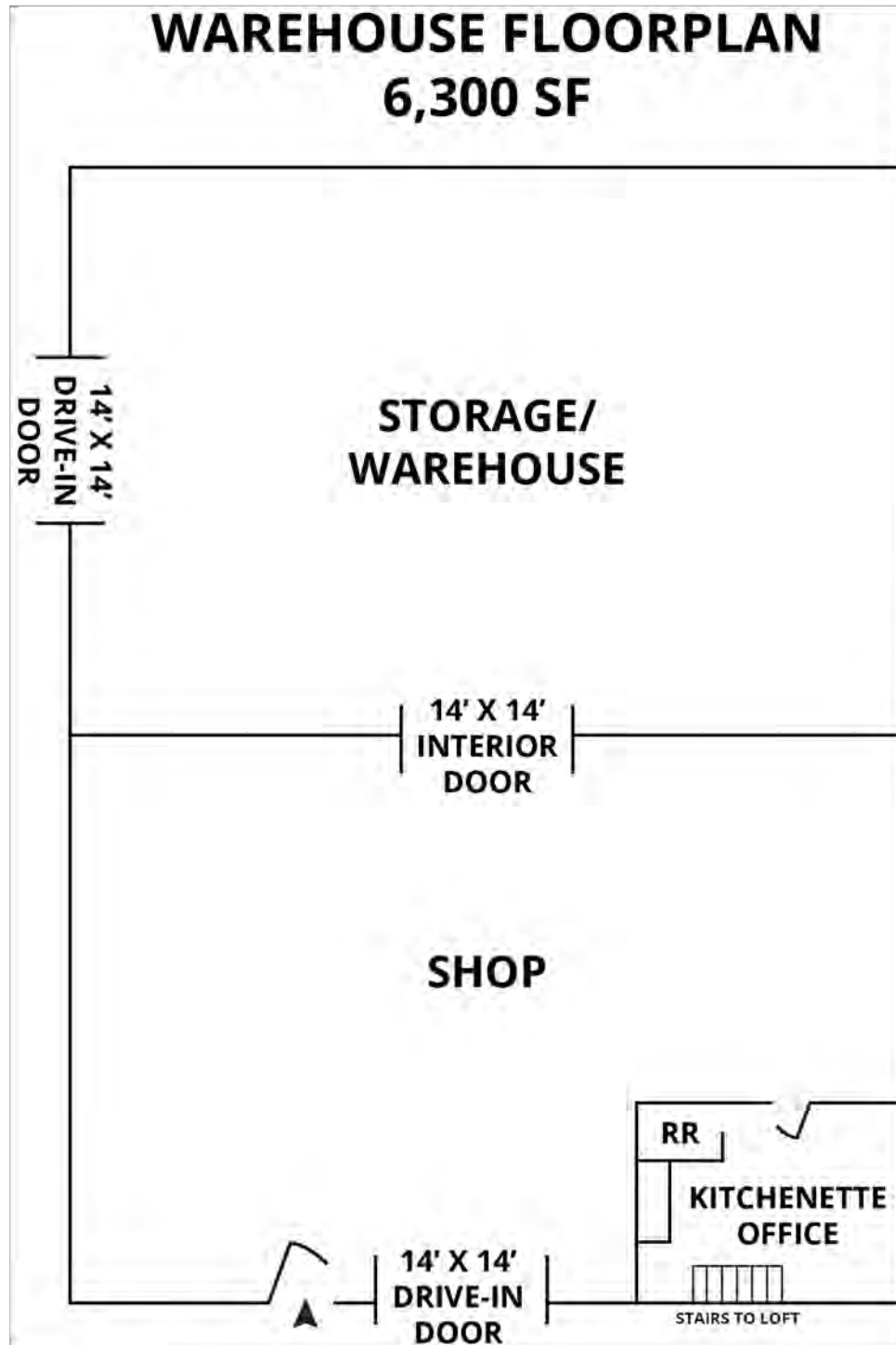
Back of House





4599 ABBEYVILLE ROAD
MEDINA, OH 44256

SALE PRICE: \$795,000



INDUSTRIAL PROPERTY FOR SALE IN MEDINA, OH



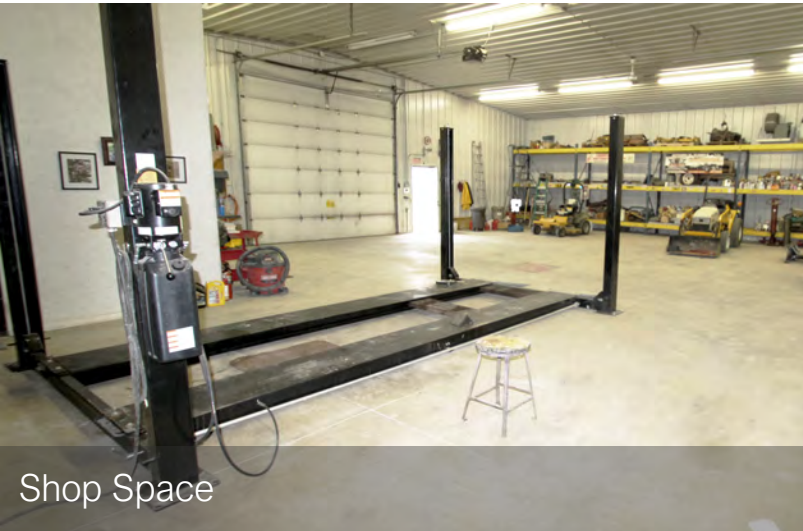
**4599 ABBEYVILLE ROAD
MEDINA, OH 44256
SALE PRICE: \$795,000**



Warehouse



14' x 14' Drive-in Door



Shop Space



Shop Space



Warehouse



Warehouse

INDUSTRIAL PROPERTY FOR SALE IN MEDINA, OH



**4599 ABBEYVILLE ROAD
MEDINA, OH 44256
SALE PRICE: \$795,000**

