

## BUILDING PROPERTY PROFILE

<b>Owner Name</b>	Curtis Lindahi
<b>Owner Phone</b>	(440) 466-4166
<b>Owner Email</b>	
<b>Site Name</b>	Grand River Automotive
<b>Site Address</b>	1538 Harpersfield Road
<b>City</b>	Geneva
<b>State</b>	Ohio
<b>Zip Code</b>	44041
<b>Sale/Lease</b>	Sale
<b>Price/Terms</b>	274,000
<b>Date Available</b>	30 Days After Purchase
<b>Parcel ID</b>	22-007-00-034-00
<b>Total SF</b>	4,560
<b>Office SF</b>	90
<b>Avail SF</b>	Property Is 150' x 1.37 Acres
<b>Mfg SF</b>	2,400
<b>Whs SF</b>	2,160
<b># of Drive-in Doors</b>	0
<b># of Loading Docks</b>	
<b>Dock Height</b>	
<b>Construction Type</b>	Block, Wood Roof/Steel Whs.
<b>Former Use</b>	Machine Shop Auto Repair
<b>Current Use</b>	Auto repair
<b>Year Built</b>	1946 Block building/Steel
<b>Bldg Condition</b>	fair
<b>Ceiling Height (min/max)</b>	10' 2"/12' 4"
<b>Sprinklers</b>	
<b>Cranes</b>	

# BUILDING PROPERTY PROFILE

## Crane Capacity

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**Total Site Acres** 1.37 150' Frontage on Harpersfield Road & Over 150" on 534

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## Rail Access

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## Rail Carrier

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**Nearest Highway** 534

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**Distance to Highway** Borders on I-90

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**Nearest Interstate** I-90

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**Distance to Interstate** About 1000'

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## Environmental Report for Site

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**Type of Report (ex: OEPA Phase 1)**

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**Electric Supplier** Illuminating Company

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**Primary Voltage** 110/220 220 Three Phase

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**Delivery Voltage** 110/200 220 Three Phase

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**Gas Supplier** Dominion East Ohio

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**Gas Main Size** 1"

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**Gas Line Size** 1" to Meter 1 5/8" O.D. Out of Meter

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## Gas PSI

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**Use of Lift** No

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## Storm Drainage

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**Water Supplier** Ashtabula County

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## Water Main Size

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**Water Line Size** 3/4"

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**Booster Pump** No

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## On-Site Storage

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**Additional Property Notes:**