

# 4485 N. RIDGE ROAD

PERRY, OHIO 44081

Formerly Crandall Ford | most recently South Shore Controls / For Sale



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### AVAILABLE

Building totals 30,631 SF  
20,541 SF industrial  
10,090 SF office

### PRICE

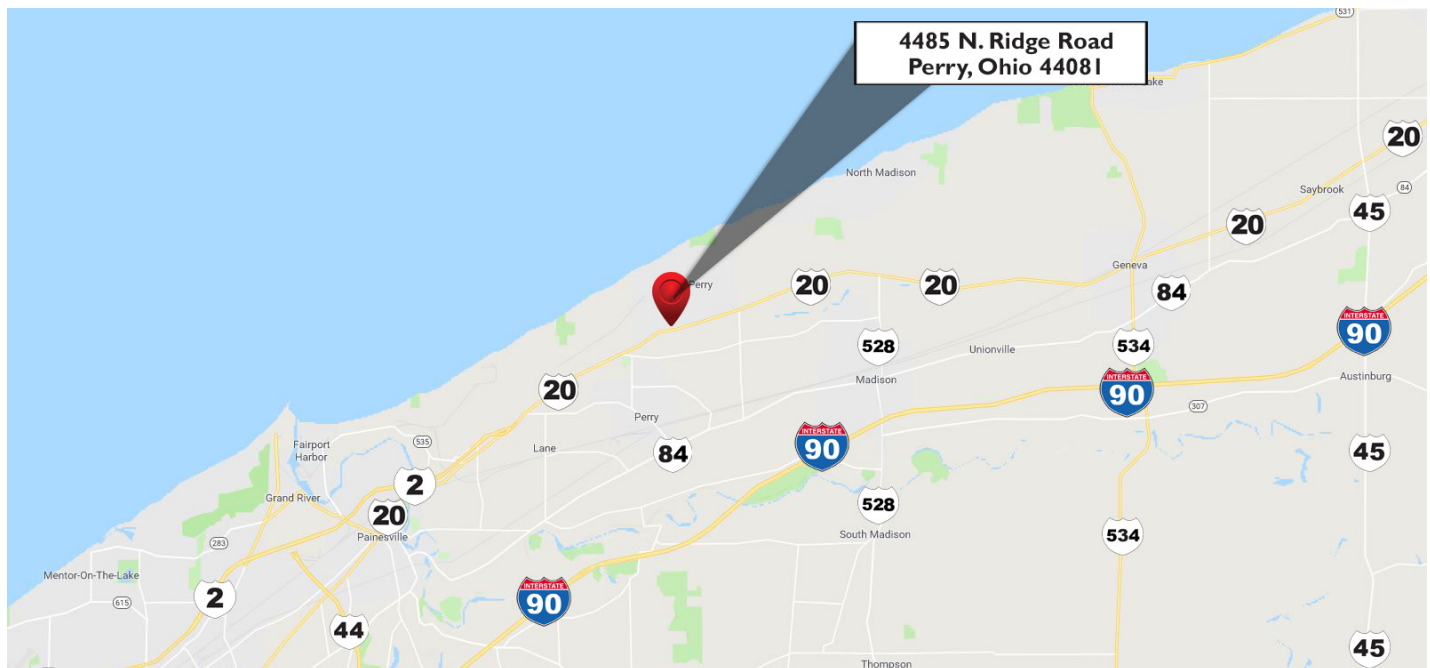
Sale - \$1,640,000.00

### LOT SIZE

9.62 Acres

### COMMENTS

- Formerly Crandall Ford and most recently South Shore Controls
- Lighting is T-5 and T-8, 400A / 208/480V / 3P power and eleven (11) drive-in doors (12' x 12')
- Ceiling height: 14' 8" to 17' 6"
- Nicely appointed office space including executive offices and conference room and very clean warehouse
- Server/data room and security system
- Exhaust ventilation system, floor drains, air lines, oil burner
- Full basement beneath service area



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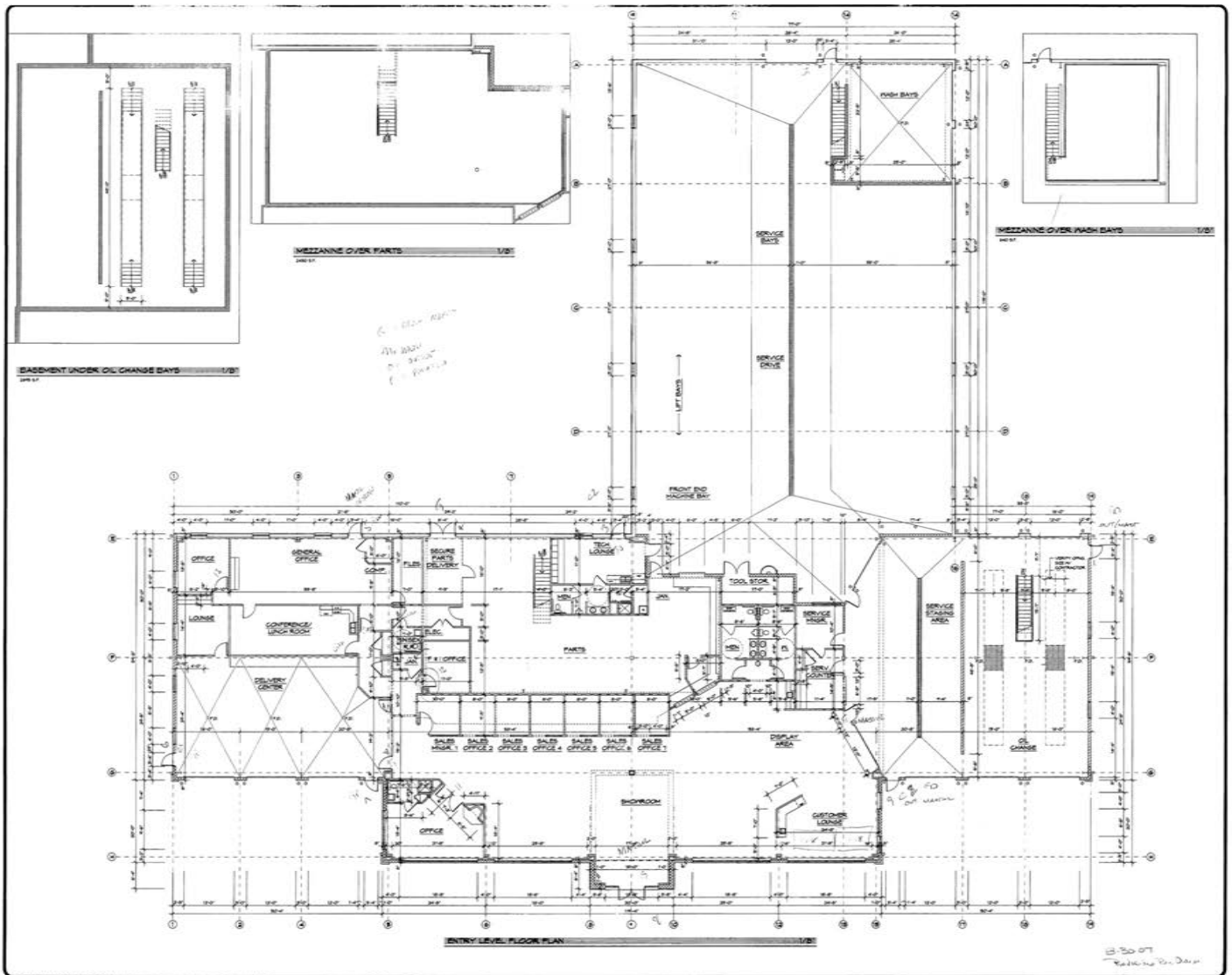


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### FLOORPLAN



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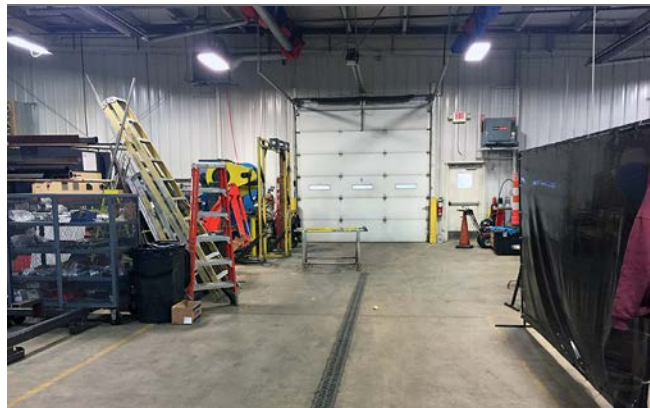
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