

www.dalonzos.com

- *1151 Oakdale Ave., Wellsville, Oh.43968
 - *12,000 sq. ft. main building, 9,000 sq ft 2nd building
 - * Main building constructed 1973, 2nd building-1937
 - *Approx. 3 acres rural setting
 - *Property is safe and secure, with fences and Gated front entrance
 - *Parking for 100 cars, also accommodates Semi-trucks
 - *Located on St Rt. 45
 - ~ great access from all major Roadways, (ie. Rt. 30 Rt. 11, Rt. 7.)
 - *Centrally located in the heart of the **Cleveland/ Pittsburgh Corridor**
 - *Close proximity to **County Airport** (ideal for Corporate Meetings)
 - *Perfect for meetings (6 class rooms-1,000 sq ft ea. & 2,400 sq ft Gymnasium)
 - ~ **Baard Energy**
 - ~ **Intermodal Park**
 - ~ **Public meetings** (seating for 200+ ppl.)
 - ~ **Union meetings**
 - ~ **Media gatherings**
 - *Office space
 - * *Cable* and *internet* hubs in each room
 - * Multiple bathrooms to accommodate larger groups
 - *Entire building is Handicap accessible, and all 1 floor
 - *Equipped with **Fire Alarm Systems**, and property has it's own **Fire Hydrant**
 - *Located in *Wellsville*, and *Yellow Creek Township*
 - ~ ideal for **Baard Plant**
 - ~ only 3 miles from **Baard** site, 2 mls from **Industrial Park**
 - *Ideal to accommodate workers, as a **sleeping room facility**
 - * State of the art Kitchen facility,(from small lunches to large groups)

 - *Water supplied by B.W.D.
 - *Property has 2 existing wells
 - *High capacity Septic System(accommodates 440 ppl)
 - *3 Phase electric supplied by AEP
 - *Gas supplied by Columbia Gas
 - *Steam Heat supplied by Outdoor Central Boiler
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