

FOR LEASE

OFFICE OR SHOWROOM & WAREHOUSE SPACE

9601 GRANGER RD | GARFIELD HEIGHTS, OH



AVAILABLE SPACE IS 16,800 SF. UP TO 4,800 SF OFFICE OR SHOWROOM SPACE & 12,000 SF OF WAREHOUSE SPACE

DANIEL ROSE

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CBRE, INC.

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Cleveland, OH 44113
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www.cbre.us/cleveland

CBRE

PROPERTY INFO

- Available Space is 16,800 SF. Up to 4,800 SF office show room space & 12,000 SF of warehouse space
- Asking Rates:
 - Office: \$10.00 NNN
 - Warehouse: \$5.00 NNN
- Land 2 Acres
- Constructed 1961/ Renovated 2021
- Clear Ceiling Height is 18'
- Drive-ins (1) 10' x14'
- Docks (2) with levelers
- New LED Lighting
- Cranes (7) 2-5 tons
- Column Spacing 20' x 40'
- Electrical 400a 120/240v single phase, and 200a 240v 3 phase; 480v upgrade available
- (32) Free Parking Spaces



INDEPENDENCE, OH

I-77 & Rockside Road (3 Miles)

- Population: 52,416
- Daytime Population: 61,046
- Total Households: 22,245
- Average HH Income: \$77,386
- Total Businesses: 3,027
- Total Employees: 45,171

3.2 MSF

1. Crown Centre 1 - 315,000 SF
2. 6200 Oak Tree Blvd - 228,837 SF
3. Crown Centre 2 - 226,182 SF
4. Summit 2 - 205,592 SF
5. Summit 3 - 164,860 SF

13 Hotels/2,042 Rooms

1. Comfort Inn - 89
2. Courtyard - 154
3. Crowne Plaza - 178
4. Double Tree - 192
5. Embassy Suites - 271
6. Hampton Inn - 115
7. Holiday Inn - 364
8. Home2 Suites - 105
9. Hyatt Place - 127
10. LaQuinta - 100
11. Red Roof inn - 108
12. Residence Inn - 118
13. Springhill Suites - 12

MAJOR EMPLOYERS

1. MetroHealth - 1,200
2. Weltman Weinberg & Reis - 1,000
3. Sirva - 600
4. Koinonia Homes - 500
5. ODOT - 438

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Licensed Real Estate Broker

Last Updated: January 29, 2021



Traffic Counts: Ohio Department of Transportation (ODOT) 2019-2020

- I-480 (East & West): 1/2 Mile
- I-77 (North & South): 2 Miles

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