

# AVAILABLE FOR LEASE

23,448 SF NEWLY CONSTRUCTED FLEX SPACE REMAINING

14720 Foltz Parkway | Strongsville, Ohio

[CLICK HERE FOR  
VIRTUAL TOUR](#)



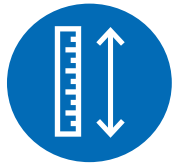
## HIGHLIGHTS



**\$0.96/SF**  
NNN CHARGES



**2 DOCKS**  
(10' X 9' DOCK DOORS)



**32 FEET**  
CLEARANCE HEIGHT



**CLOSE PROXIMITY TO**  
I-71 & I-80 (OHIO TURNPIKE)

## LEASE RATES

**WAREHOUSE**  
\$6.50/SF NNN

**OFFICE**  
\$12.50/SF NNN

**TERRY COYNE, SIOR, CCIM**  
Vice Chairman  
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Licensed Real Estate Broker

*Terry* **COYNE**.com

**NEWMARK**

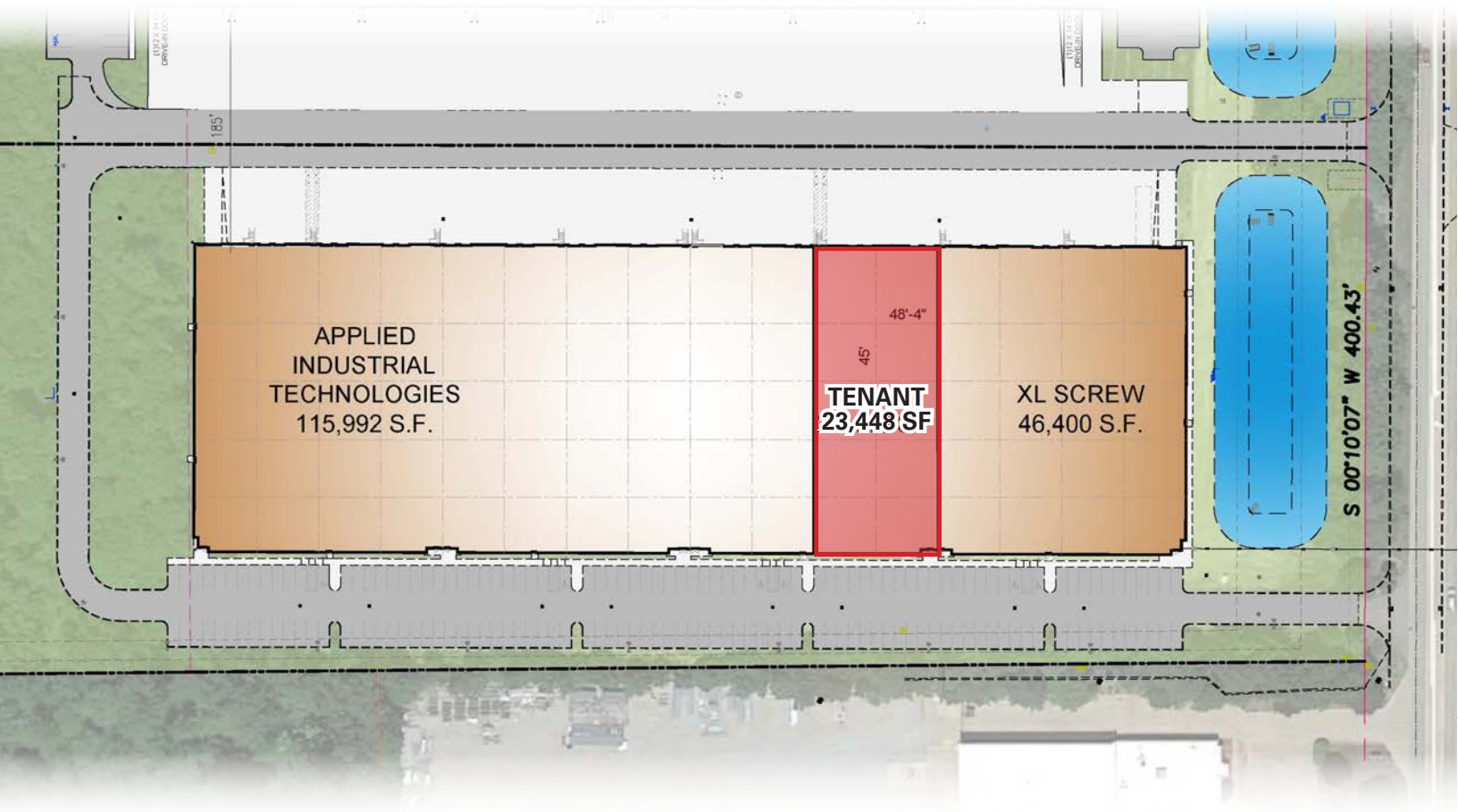
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Site Drawing



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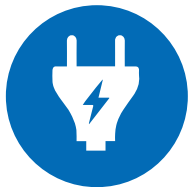
Additional Highlights



**OFFICE  
BUILT-TO-SUIT**



**T5  
LIGHTING**



**480V, 600AMP, 3-PHASE  
POWER**



**TRUCK COURT  
FOR AMPLE TRUCK  
STORAGE**



**175+ AUTOMOBILE  
PARKING SPACES**



**ESFR  
SPRINKLER SYSTEM**



**EPMD  
MEMBRANE ROOFING**



**15-YEAR, 100%  
TAX ABATEMENT**

# EXCELLENT LOCATION CLOSE TO MAJOR HIGHWAYS

14720 Foltz Parkway | Strongsville, Ohio

Location Map

