

FOR SALE OR LEASE

**7809 First Place**

Oakwood Village, Ohio 44146



**6,000 SF OFFICE/WAREHOUSE SPACE**

# PROPERTY FEATURES



**6,000 SF**

TOTAL BUILDING SF

**2,800 SF**

TOTAL OFFICE SF

**3,200 SF**

TOTAL WAREHOUSE SF

**1.0 AC**

TOTAL LAND SIZE

**\$539,900.00**

SALE PRICE

**\$7.95/SF NNN**

LEASE RATE

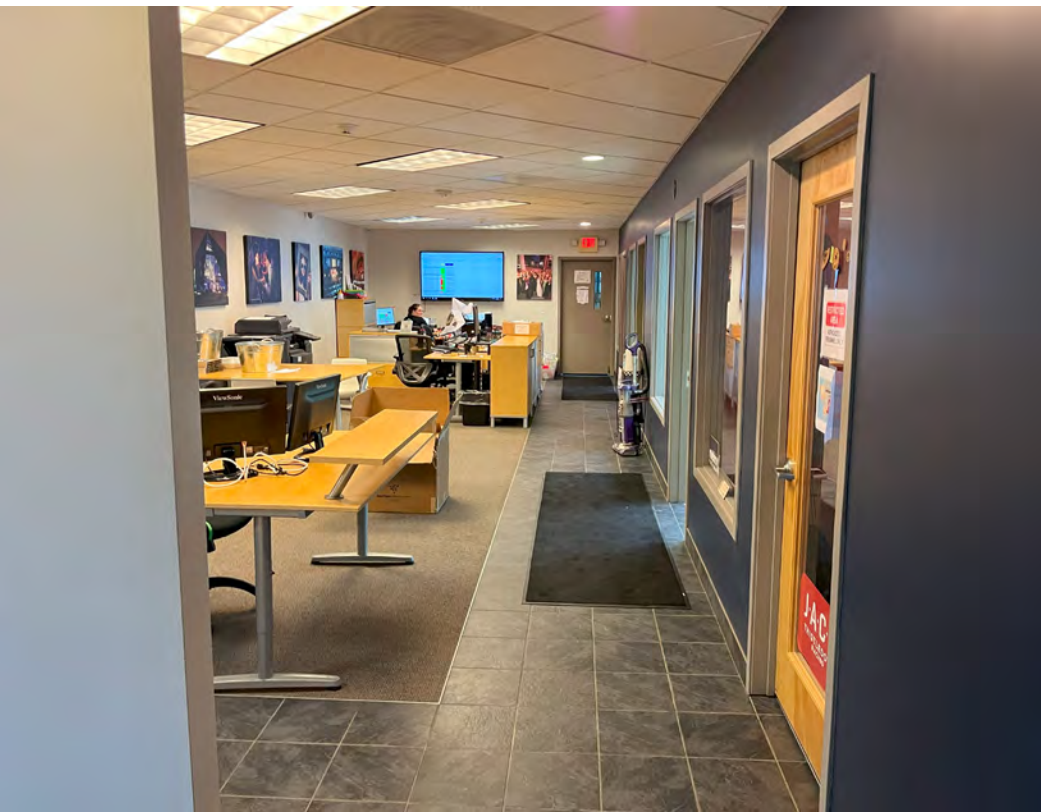
## COMMENTS

- Freestanding masonry building
- 1,200 SF of additional office and storage on the mezzanine level, not included in building SF
- Large concrete and gravel outside storage lot
- Located adjacent to I-271 freeway
- Available Mid-2024

## PROPERTY HIGHLIGHTS

CONSTRUCTED:	1991
CONSTRUCTION:	Brick/Block
ROOF:	Modified Bitumen
HEAT:	Overhead Gas Unit
AIR CONDITIONED:	Office
LIGHTING:	Fluorescent & LED
CEILING HEIGHT:	18'
COLUMN SPACING:	Clear Span
DRIVE-IN DOORS:	Three (3) - 14'x14', equipped with electrical motors
POWER:	200A/240V/3P
SPRINKLER:	No

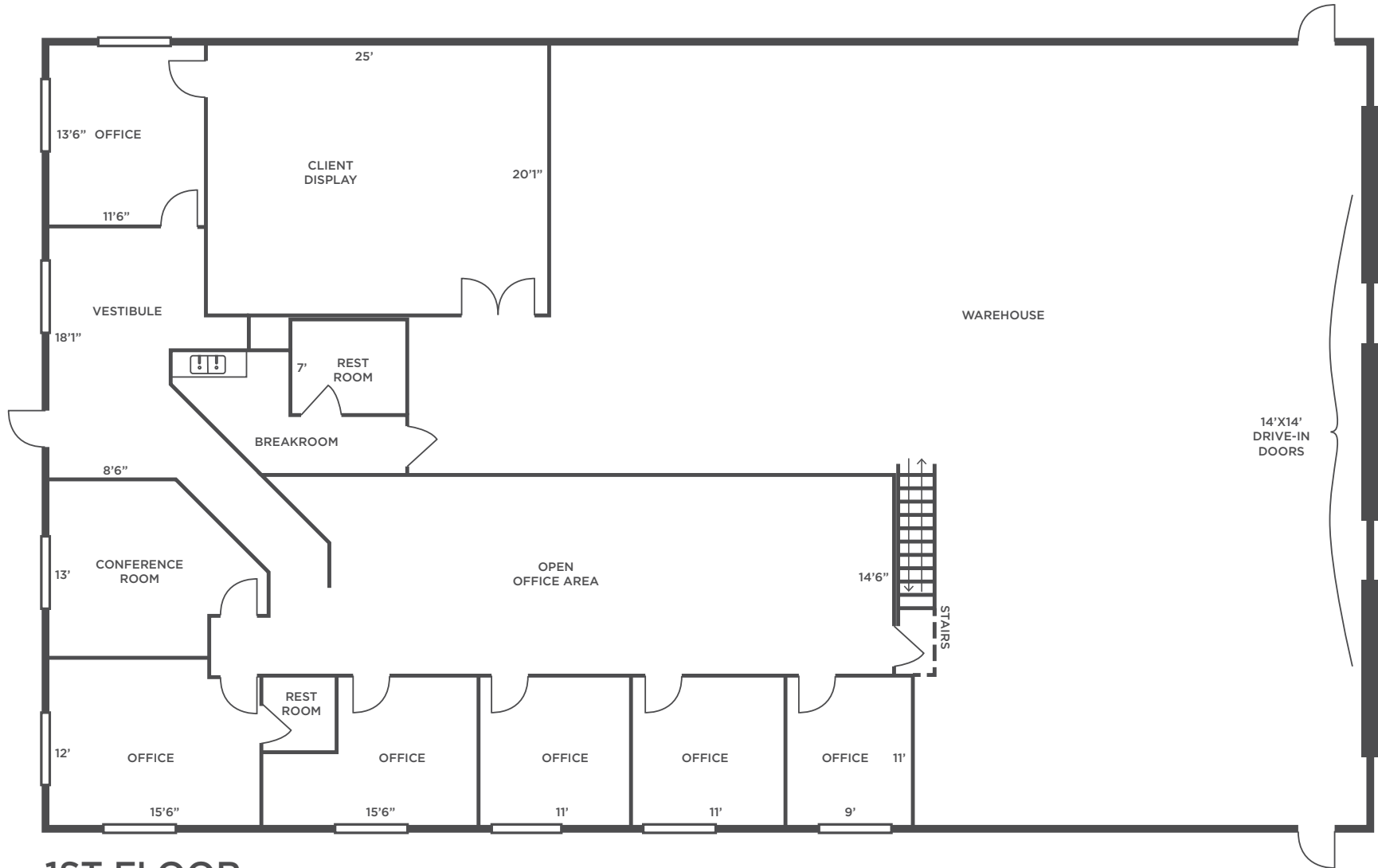
# OFFICE PHOTOS



# WAREHOUSE PHOTOS



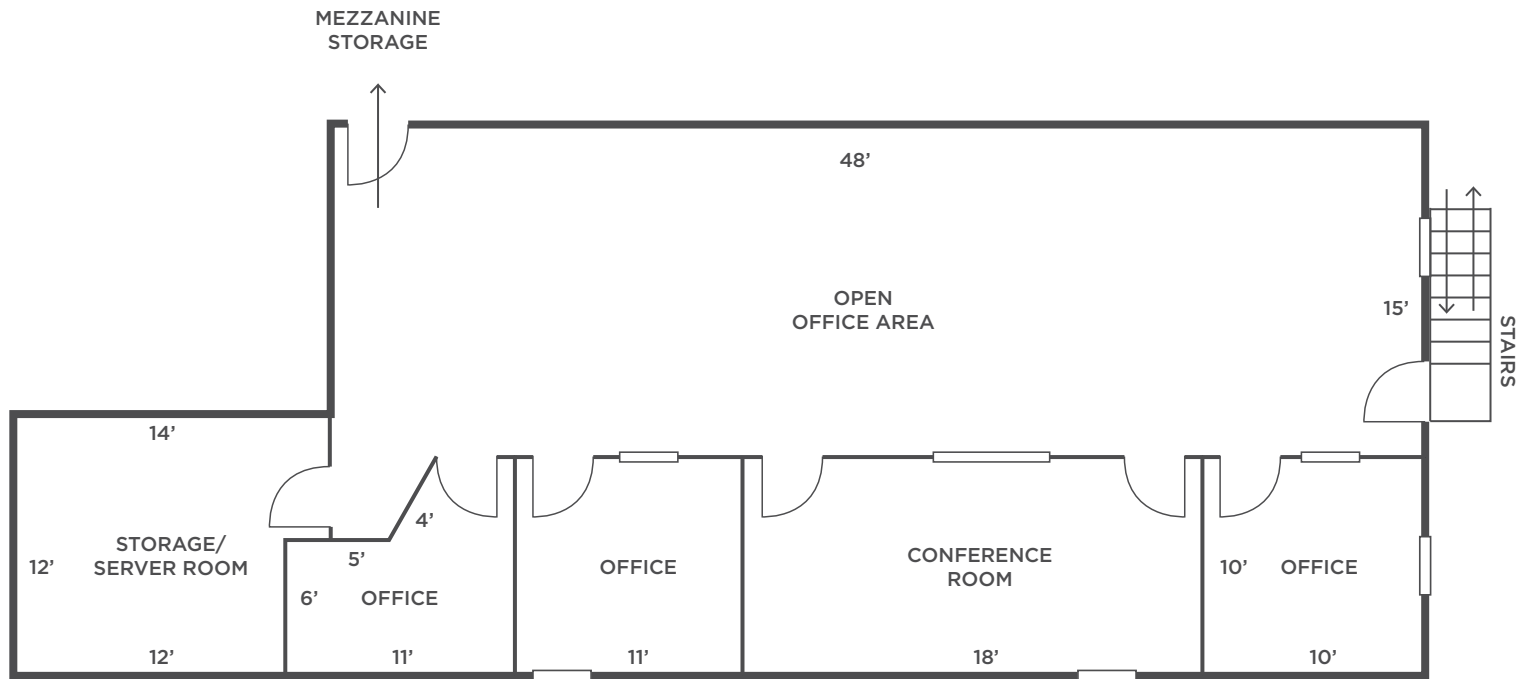
# FIRST FLOOR PLAN



## 1ST FLOOR

\*DIMENSIONS ARE APPROXIMATE

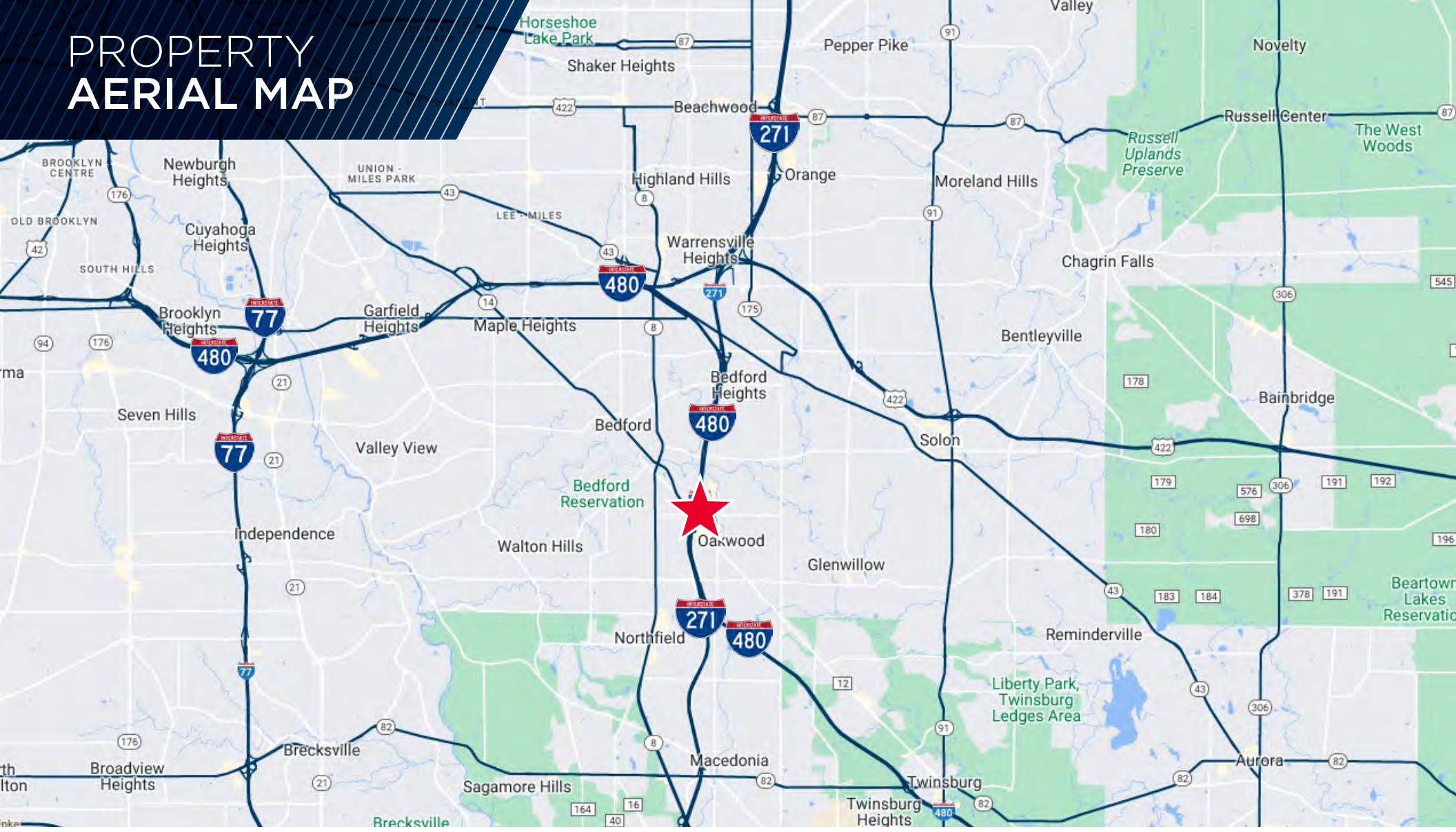
# SECOND FLOOR PLAN



## 2ND FLOOR

\*DIMENSIONS ARE APPROXIMATE

# PROPERTY AERIAL MAP



Easy Access  
to I-271 & I-480



**BOB GARBER, SIOR**

Executive Vice President & Partner Emeritus

+1 216 525 1467

[bgarber@crescorealestate.com](mailto:bgarber@crescorealestate.com)

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6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
[crescorealestate.com](http://crescorealestate.com)