

FOR SALE OR LEASE

**9011 Freeway Drive**

Macedonia, Ohio 44056



**8,757 SF Space Available**  
FOR LEASE

FOR SALE AS OWNER/  
USER/INVESTMENT  
OPPORTUNITY

FRED W. CHRISTIE / Principal / +1 216 525 1468 / fchristie@crescorealestate.com

# PROPERTY FEATURES



**29,568 SF**

TOTAL BUILDING SIZE

**8,757 SF**

TOTAL SPACE AVAILABLE

**1.95 ACRES**

TOTAL SITE SIZE

**\$12.50/SF OFFICE  
\$6.50/SF WAREHOUSE**

LEASE RATE

## PROPERTY SPECIFICATIONS

CEILING HEIGHT	16' - 17'
YEAR BUILT	1979
CONSTRUCTION	Masonry/Steel
SPRINKLER	No
LIGHTING	Fluorescent
HEAT	Overhead Gas Unit
AIR-CONDITIONING	Office
POWER	200A / 208V / 3P
ROOF	Flat

## CURRENT AVAILABILITIES

### UNIT A

<b>8,757 SF</b> TOTAL SPACE AVAILABLE	<b>1,000 SF</b> EXISTING OFFICE SPACE	<b>7,757 SF</b> EXISTING WHSE SPACE
<b>ONE (1)</b> DRIVE-IN DOOR	<b>THREE (3)</b> DOCKS	<b>16' - 17'</b> CLEAR HEIGHT

## COMMENTS

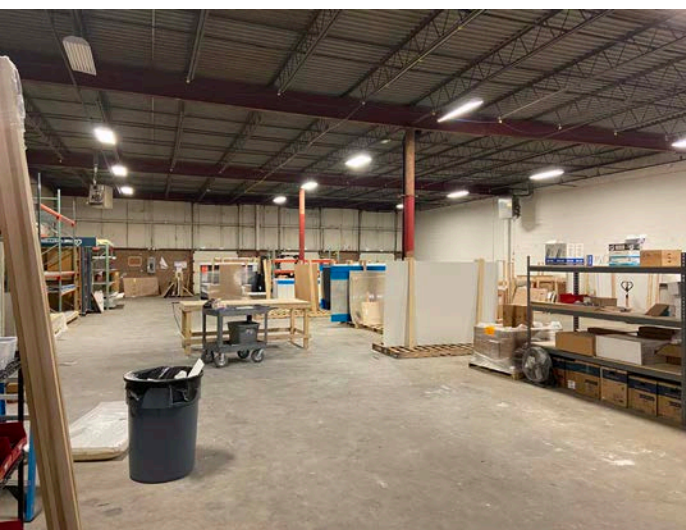
- Entire building is available for purchase as owner/user/investment opportunity
- Ample parking is available
- Handicap accessible



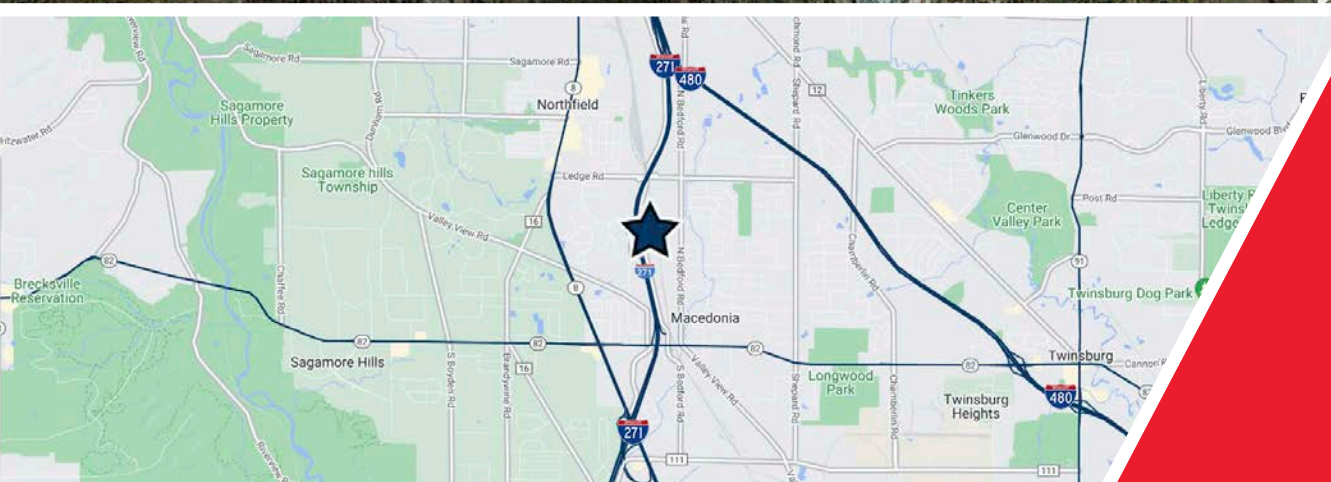
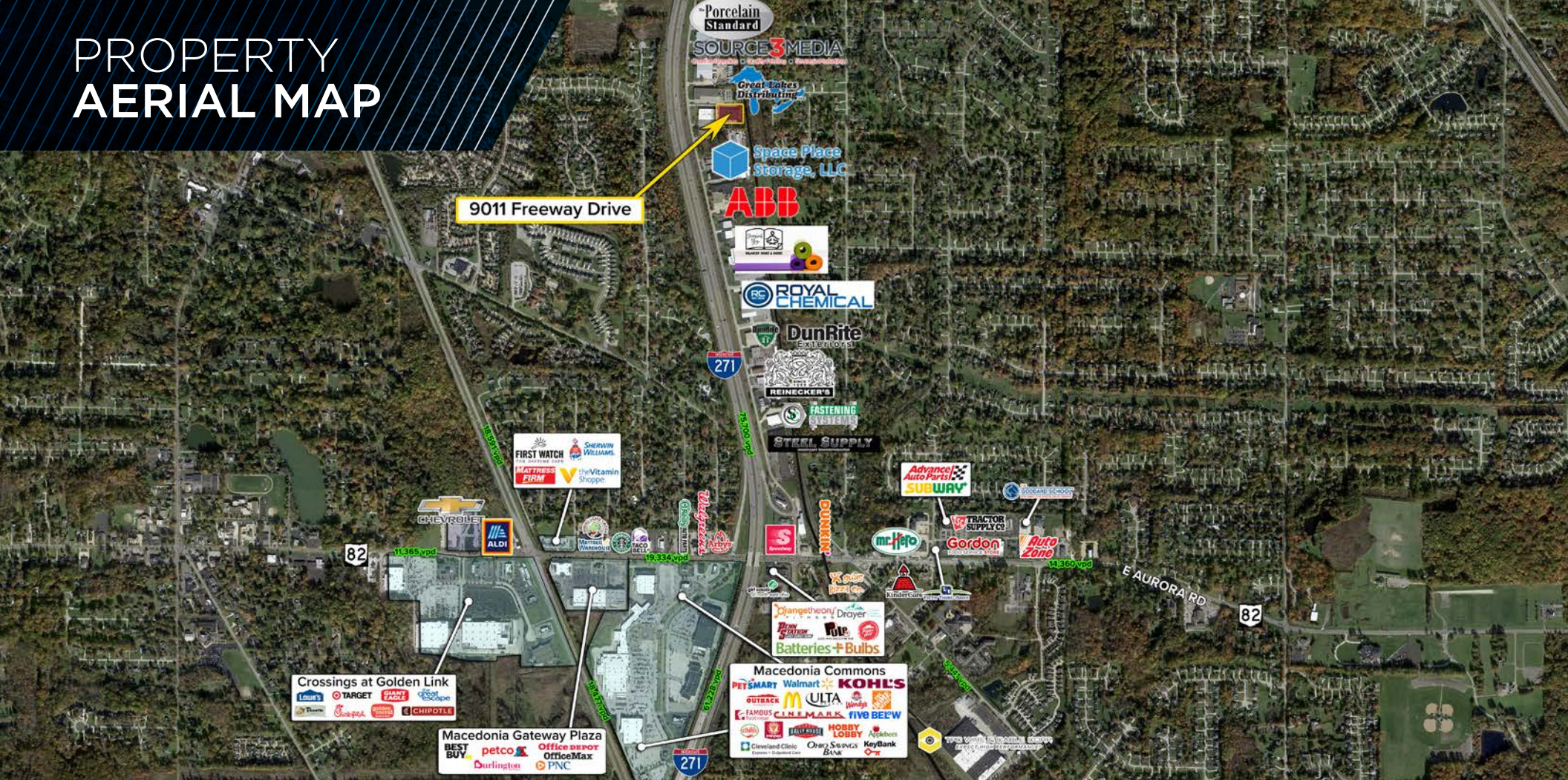
# PROPERTY PHOTOS



Warehouse



# PROPERTY AERIAL MAP



Excellent Access  
to I-480 & I-271



**FRED W. CHRISTIE**

Principal

+1 216 525 1468

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3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
[crecorealestate.com](http://crecorealestate.com)