

FOR SALE OR LEASE
6680 Beta Drive
Mayfield Village, Ohio 44143



75,839 square foot office / warehouse building constructed in 1979 (renovated in 2022/23) and situated on 5.24 acres. Two docks (8'x8' and 8'x10') with six (6) additional 8'x8' knockouts in place and one drive-in door (12'x14'). LED lighting and 5000A / 480V / 3P power.



PROPERTY FEATURES



75,389 SF

TOTAL BUILDING SIZE

5.24 ACRES

TOTAL SITE SIZE

\$8.00/SF NNN

LEASE RATE

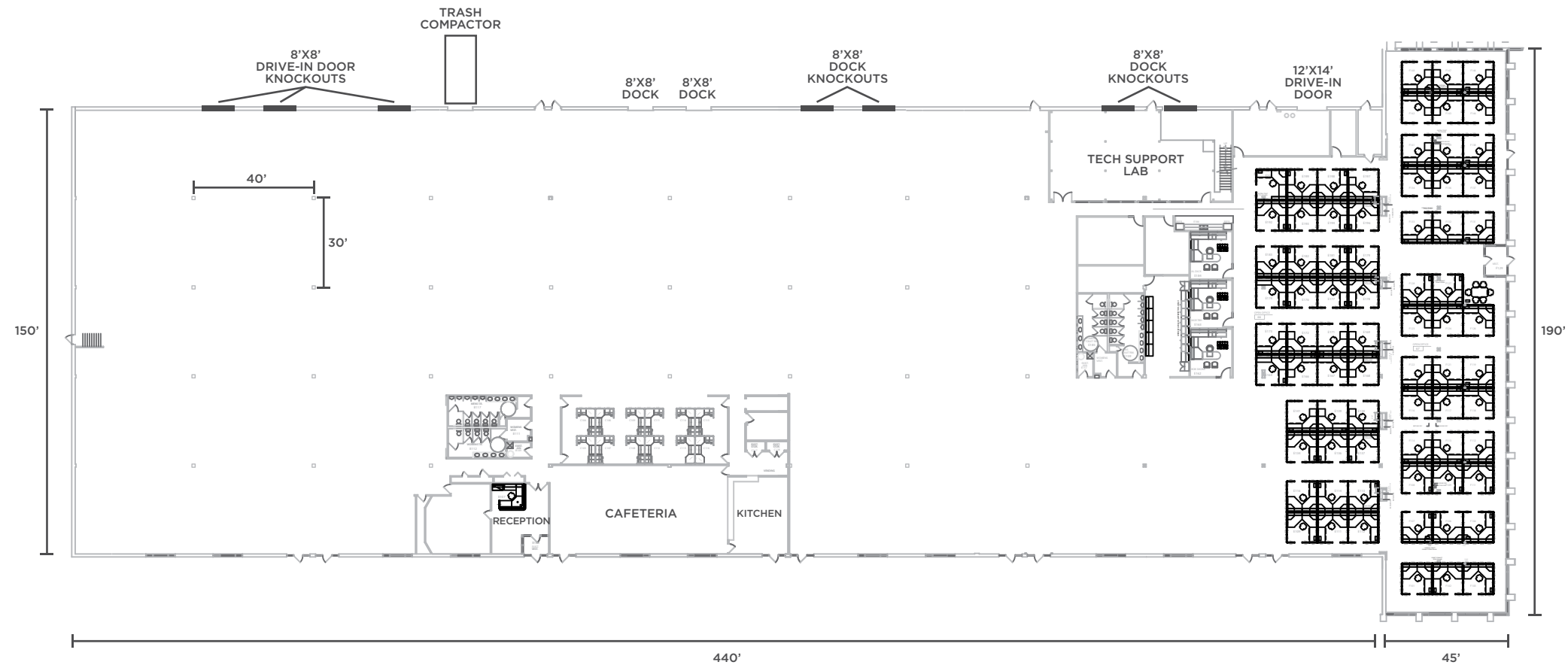
COMMENTS

- Recently completed immaculate office finishings (2022/2023)
- Adequate surface parking for tenants and visitors is provided at a ratio of 3 spaces per 1,000 SF of building space
- Adjacent to the Greenway Trail offering employees a 2.5 mile walking and biking trail
- Cuyahoga County's Department of Development named Beta Drive as one of three designated areas in their Innovation Zone program. The Beta Drive Innovation Zone saw the completion of its biggest infrastructure project since the business park was created. A ring of fiber optic cable has been placed by Innovation Zone partner OneCommunity around Beta Drive and sections of Wilson Mills and SOM Center Roads. This investment in IT infrastructure is already paying dividends for Mayfield Village and its businesses.

PROPERTY SPECIFICATIONS

CONSTRUCTED:	1979
RENOVATED:	2023
CONSTRUCTION:	Masonry
ROOF:	Composite (New 2014) Manufacturer's warranty through 2034
LIGHTING:	LED
HVAC:	Rooftop mounted units - 100% climate controlled
SPRINKLER	100% Wet
CLEAR HEIGHT:	18'
COLUMN SPACING:	28' x 40'
DOCKS:	Two (2) - 8'x8' and 8'x10' w. four (4) additional 8'x8' knockouts
DRIVE-IN DOORS:	One (1) - 12'x14' w. three (3) additional 8'x8' doors available
PARKING:	Approximately 230 spaces
POWER:	5000A / 480V / 3P
ZONING:	Industrial (Production-Distribution)

FLOOR PLAN



PLANNED FLOOR PLAN, POST DEMOLITION OF OFFICE INTERIORS

AERIAL PHOTOS



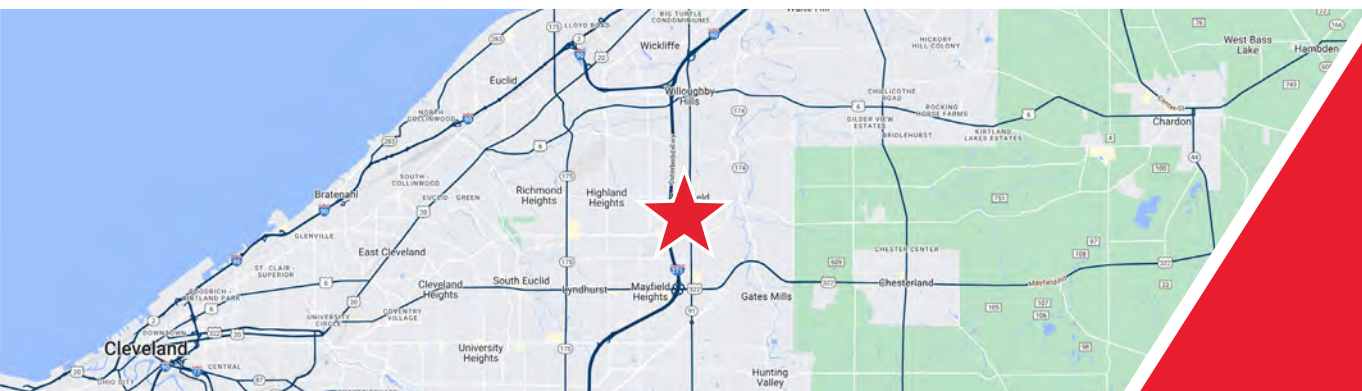
EXTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY AERIAL MAP



Easy access
to I-271 & I-90

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