



FOR LEASE

31,590 SF Industrial Space

21973 Commerce Parkway
Strongsville, OH

- Divisible down to 9,990 SF
- Located in the business friendly community of Strongsville
- Good, flexible design with newer offices
- Excellent loading capacity
- Great access to I-71 and OH Turnpike
- Available units

Unit B: 21,600 SF - \$5.95/SF NNN

Unit C: 9,990 SF - \$7.25/SF NNN

- Total Building: 31,590 SF - \$5.45/NNN

Property Specifications

Transaction Type	For Lease
Year Built	2001 (addition 2011)
Available space	Unit B: 21,600 SF (all warehouse) 4 docks 1 drive-in Unit C: 9,990 SF (2,452 SF office) 2 docks 1 drive-in
Office size	2,452 SF
Lot Size	5.1 acres
Property Location	21973 Commerce Parkway, Strongsville
Parking	100 spaces total
Floor Type	Concrete
Roof Type	Rubber membrane
Sprinkler System	Wet-system
Lighting	Fluorescent
Heating	Forced air gas
Clear Height	18'
Column Spacing	40'w x 45'd
Construction	Tilt wall concrete
Power	400a 480v 3p
Taxes (2018)	\$0.42/ SF
Zoning	GI- General Industrial

FOR MORE INFORMATION,

CONTACT:

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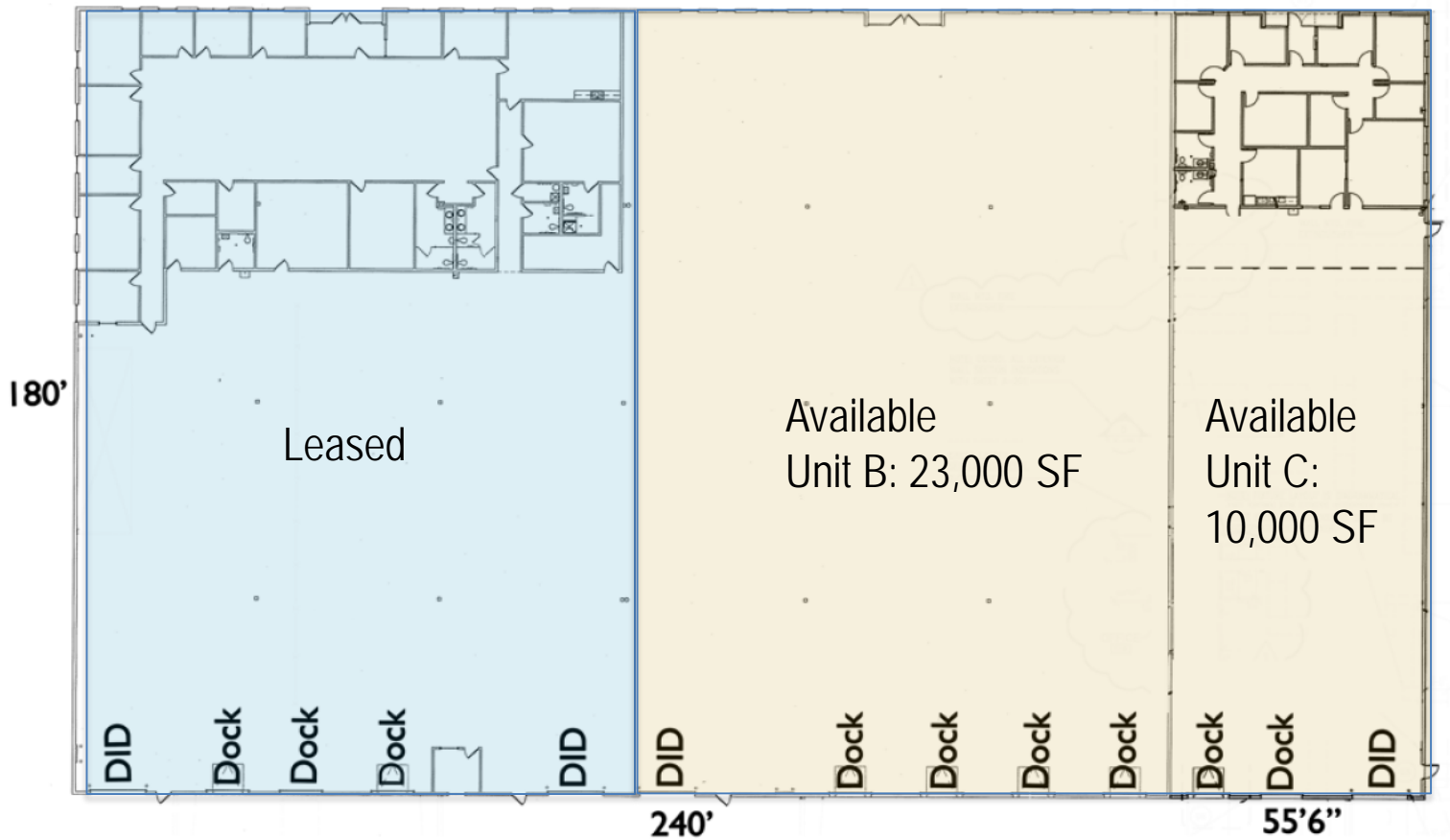
Property Layout

SITE PLAN

Located near the intersection of Commerce Parkway and Foltz Parkway, situated on 5.1 acres of land



SPACE PLAN





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Site overview