

600

BETA DRIVE

NNN INDUSTRIAL INVESTMENT OPPORTUNITY

MULTI-TENANT, CLASS B INDUSTRIAL WAREHOUSE BUILDING



600 BETA DRIVE, MAYFIELD VILLAGE, OH, CUYAHOGA COUNTY, 44149

INVESTMENT HIGHLIGHTS

100% OCCUPIED INDUSTRIAL ASSET

Multi-tenant, Class B industrial warehouse building

LOW VACANCY RATES | GOOD SUBMARKET

The Northeast submarket's vacancy rate decreased by 40 basis points to 4.8% during the third quarter, after posting 1,168,471 square feet of absorption, the most by any submarket.

PROPERTY DESCRIPTION

The property is situated in the northeast submarket and has excellent highway visibility and easy access to I-271 and I-90.

PROPERTY AMENITIES

Located in a strong business area on 6.19 acres and built in 1974, this highly-visible property totals 90,560 square feet. It has recently undergone several building improvements, including: upgraded LED lighting, conversion of a dated office into warehouse space, a landscaping overhaul and a new roof. Other features of the property include: 13 docks and one drive-in-door, 22-foot ceilings, ESFR sprinkler system and 279 parking spaces.

**90,560
SQUARE
FEET**

**100%
LEASED**

**\$400,106
YEAR 1
NOI**

**I-271
FREEWAY
VISIBILITY**

Investment Sales

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Licensed Real Estate Salespersons

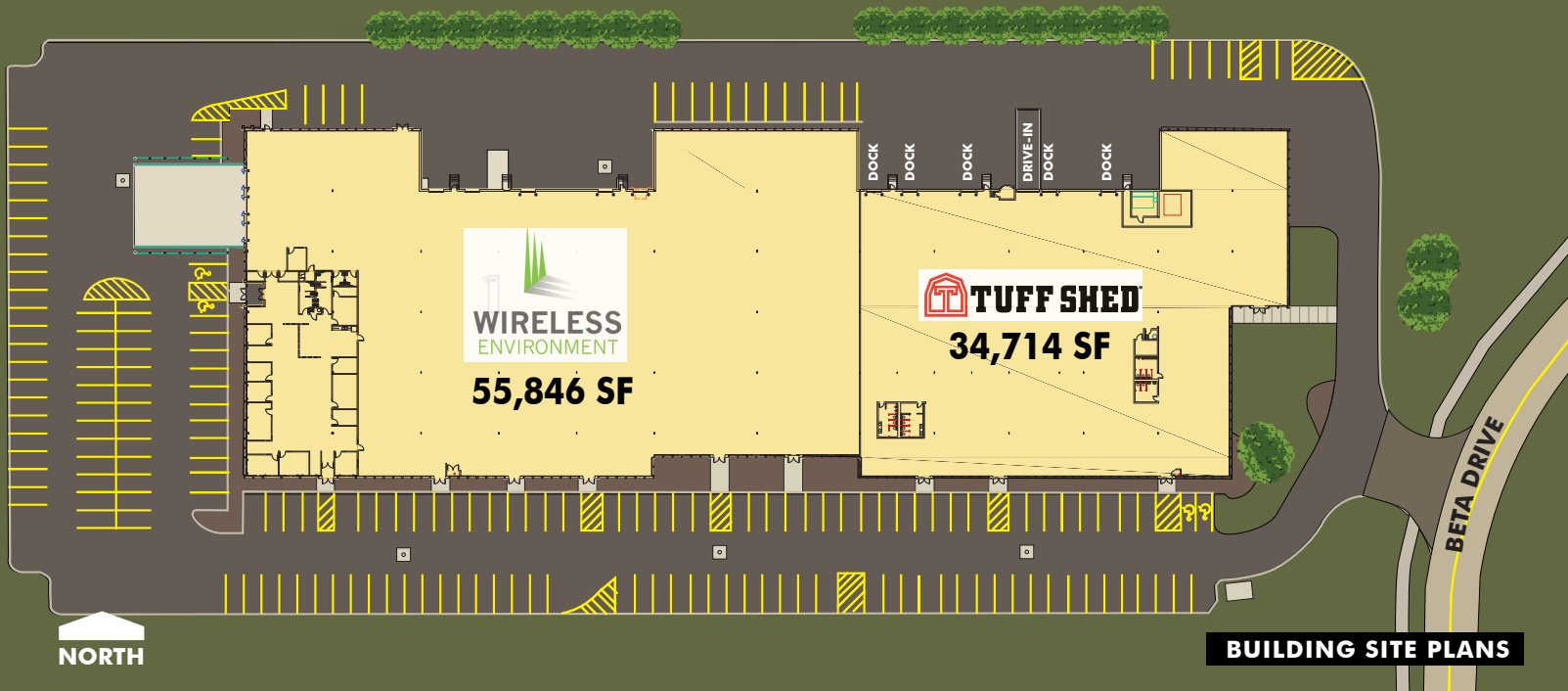


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