



## PROPERTY HIGHLIGHTS

- Freestanding masonry building for sale or lease
- Close proximity to Cleveland Hopkins International Airport
- Excellent freeway access to I-71 and I-480

**Asking Lease Rate:**

\$4.50/SF, NNN

**Asking Sale Price:**

\$1,260,000.00 or \$45.00/SF

**TOTAL BUILDING SF**

28,000 SF

**OFFICE SF**

10,000 SF

**WAREHOUSE SF**

18,000 SF

**LAND**

1.63 acres

**CEILING HEIGHT**

11'6" to 12'2"

**CONSTRUCTION**

Masonry

**DOCKS**

Three (3) 9'x8'

One (1) 2' high UPS dock

**DRIVE-IN DOORS**

Two (2) 10'x12' and 10'x10'

**LIGHTING**

LED

**HEAT**

Radiant Tube

**AIR-CONDITIONING**

Office only

**POWER**

400A / 480V / 3 phase

**ROOF**

Wood & metal deck with built-up roof

**SPRINKLERED**

Partially

**COLUMN SPACING**

32'8" x 20' and 32'8" x 32'3"

**FLOOR DRAINS**

Trench drains with oil separator



**FOR LEASE OR SALE**





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