

FOR LEASE

1011 Sweet Valley Drive

Valley View, Ohio 44125



4,800 SF - 9,600 SF OFFICE/WAREHOUSE AVAILABLE

PROPERTY FEATURES



\$8.75/SF NNN
OFFICE LEASE RATE

\$2.75/SF NNN
WHSE LEASE RATE

\$3.74/SF
NNN CHARGES
(ESTIMATED)

COMMENTS

- Move-in ready, flex warehouse space, with a wide range of possible users
- Office area recently updated with new flooring, paint, and LED lights
- Clean 18' clear warehouse
- Minutes from I-77, I-480, and I-271, and Rockside Road amenities, including Lockkeepers, Yours Truly, Malley's Chocolates, and the Cuyahoga Valley National Park

PROPERTY SPECIFICATIONS

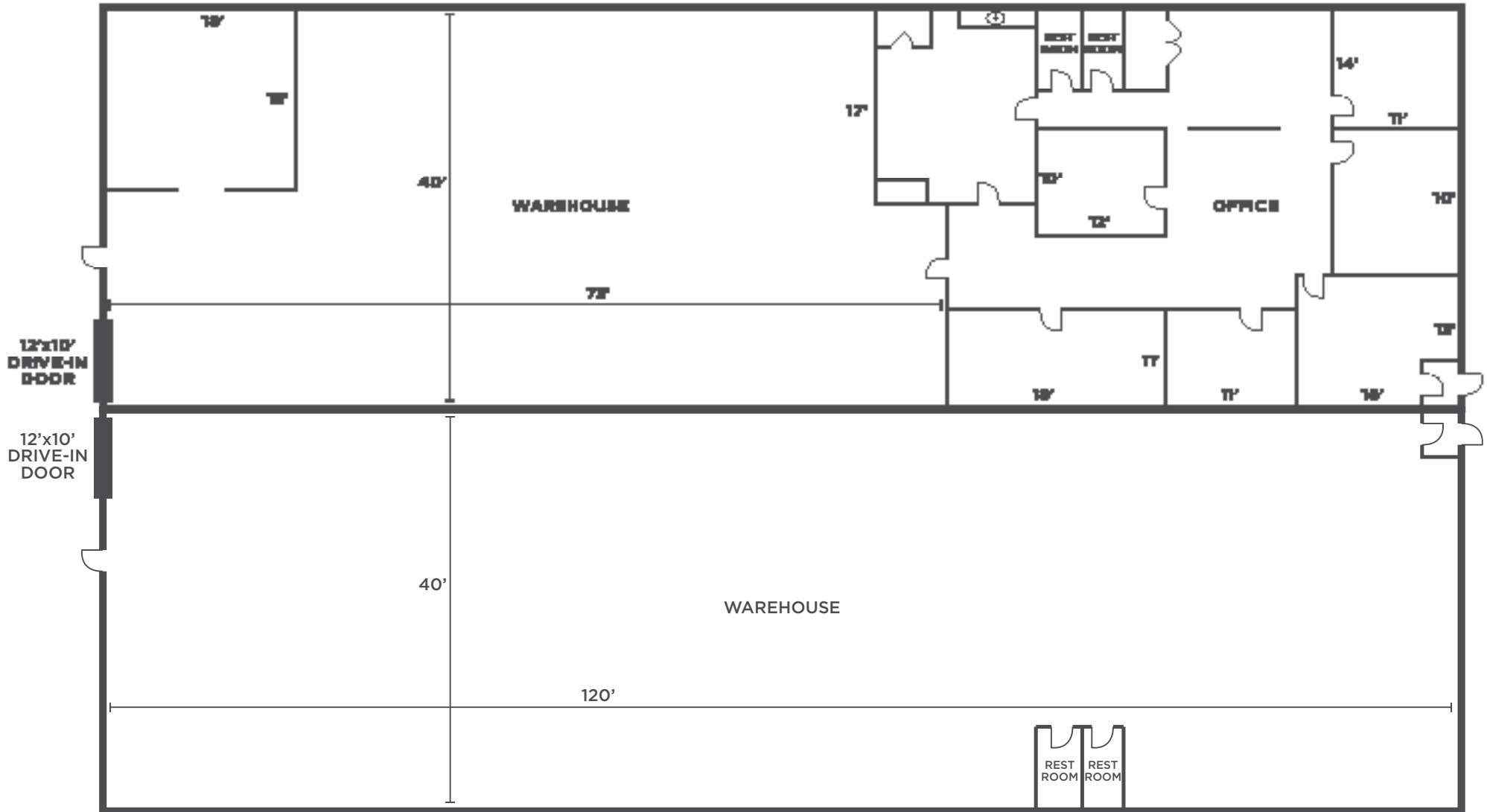
| | |
|-----------------|------------------|
| CONSTRUCTED: | 1988 |
| BUILDING SIZE: | 28,000 SF |
| SITE SIZE: | 4.53 AC |
| CEILING HEIGHT: | 18' |
| CONSTRUCTION: | Brick/Block |
| SPRINKLER: | No |
| LIGHTING: | LED |
| HEAT: | Overhead Gas |
| ROOF: | Flat |
| POWER: | 240V / 600A / 3P |

| UNIT | TOTAL SF | OFFICE SF | WHSE SF | DRIVE-IN DOORS |
|------|----------|-----------|----------|-------------------|
| 1 | 4,800 SF | -0- | 4,800 SF | One (1) - 12'x10' |
| 2 | 4,800 SF | 1,900 SF | 2,900 SF | One (1) - 12'x10' |

Units can be combined for a contiguous 9,600 SF

FLOOR PLAN

UNIT 2



UNIT 1

PROPERTY PHOTOS





FRED W. CHRISTIE

Executive Vice President & Partner Emeritus
+1 216 525 1468
fchristie@crescorealestate.com

ALEX VALLETTO

Associate
+1 216 525 1485
avalletto@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com