

FOR LEASE

# 9940 York Alpha Drive

North Royalton, Ohio 44133



## 18,920 SF FREESTANDING OFFICE/WAREHOUSE FACILITY

17,120 SF WAREHOUSE & 1,800 SF OFFICE





# PROPERTY FEATURES



**18,920 SF**

TOTAL BUILDING SIZE

**1.43 ACRES**

TOTAL SITE SIZE

**17,120 SF**

WAREHOUSE SIZE

**1,800 SF**

OFFICE SIZE

**\$6.50/SF NNN**

LEASE RATE

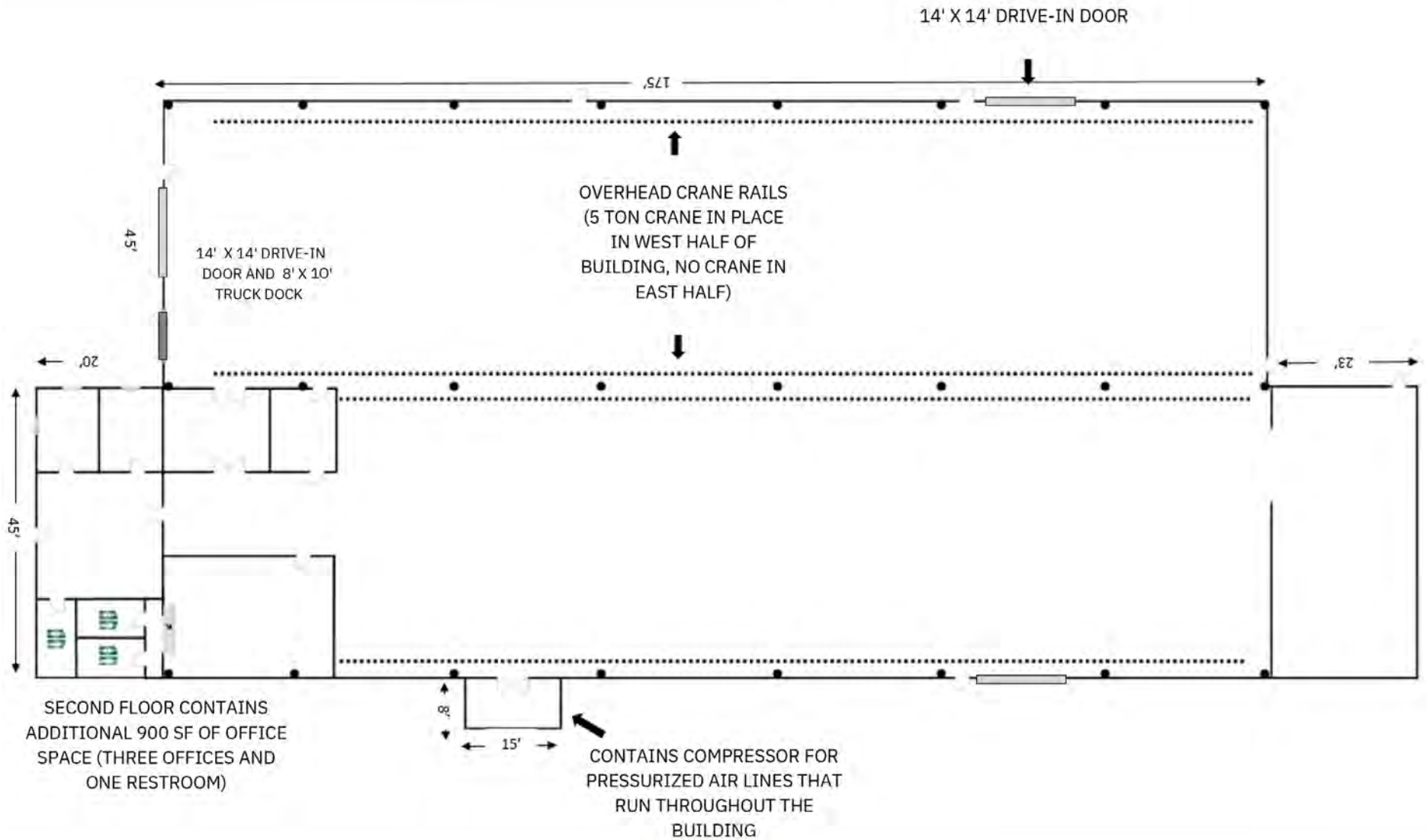
## COMMENTS

- Single tenant building with one 5 ton crane. Crane rail in place to add another 5 ton crane if needed
- 14' under hook height
- New LED lighting
- Multiple sky lights add natural lighting
- Well-maintained property

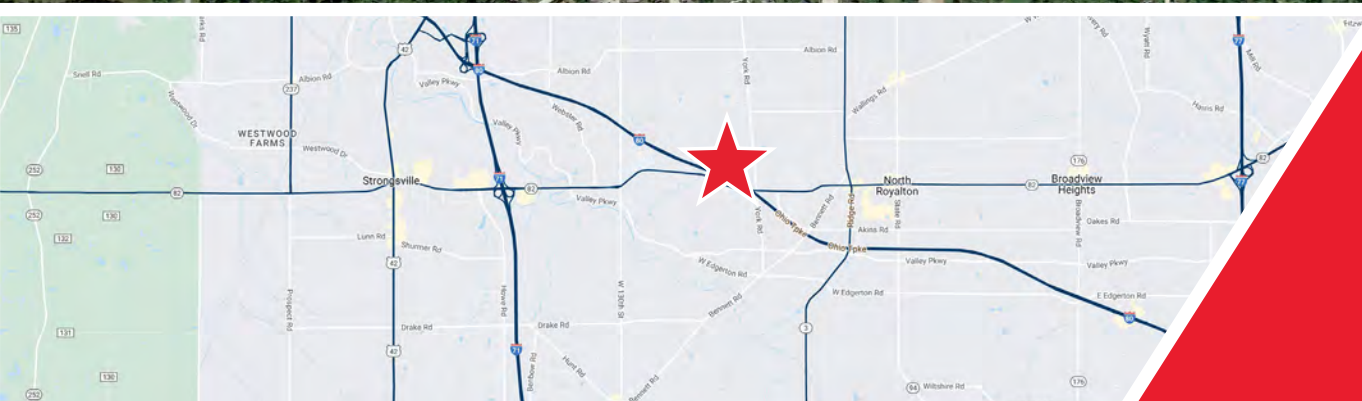
## PROPERTY SPECIFICATIONS

CONSTRUCTED:	1992
CONSTRUCTION:	Pre-Engineered
ROOF:	Metal Standing Seam
LIGHTING:	LED
HEAT:	Forced Air
A/C:	HVAC - Office Only
CLEAR HEIGHT:	18' - 20'
CRANES:	One (1) - 5 ton
COLUMN SPACING:	45'x25'
DOCKS:	One (1) - 8'x10' with leveler
DRIVE-IN DOORS:	Two (2) - 14'x14'
PARKING:	20+
POWER:	480V / 3P
ZONING:	General Industrial

# SITE PLAN







Easy access  
to I-71 & I-80

**MATTHEW E. BEESLEY**

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