

FOR LEASE OR SALE

**18201 Sheldon Road**

Middleburg Heights, Ohio 44130



**28,485 SF FREESTANDING WAREHOUSE FACILITY**

21,701 SF WAREHOUSE & 6,784 SF OFFICE





# PROPERTY FEATURES



**28,485 SF**

TOTAL BUILDING SIZE

**\$7.25/SF NNN**

LEASE RATE

**\$2,250,000.00**

SALE PRICE

**21,701 SF**

WAREHOUSE SIZE

**6,784 SF**

OFFICE SIZE

First Floor: 1,834 SF  
Second Floor: 4,950 SF

## COMMENTS

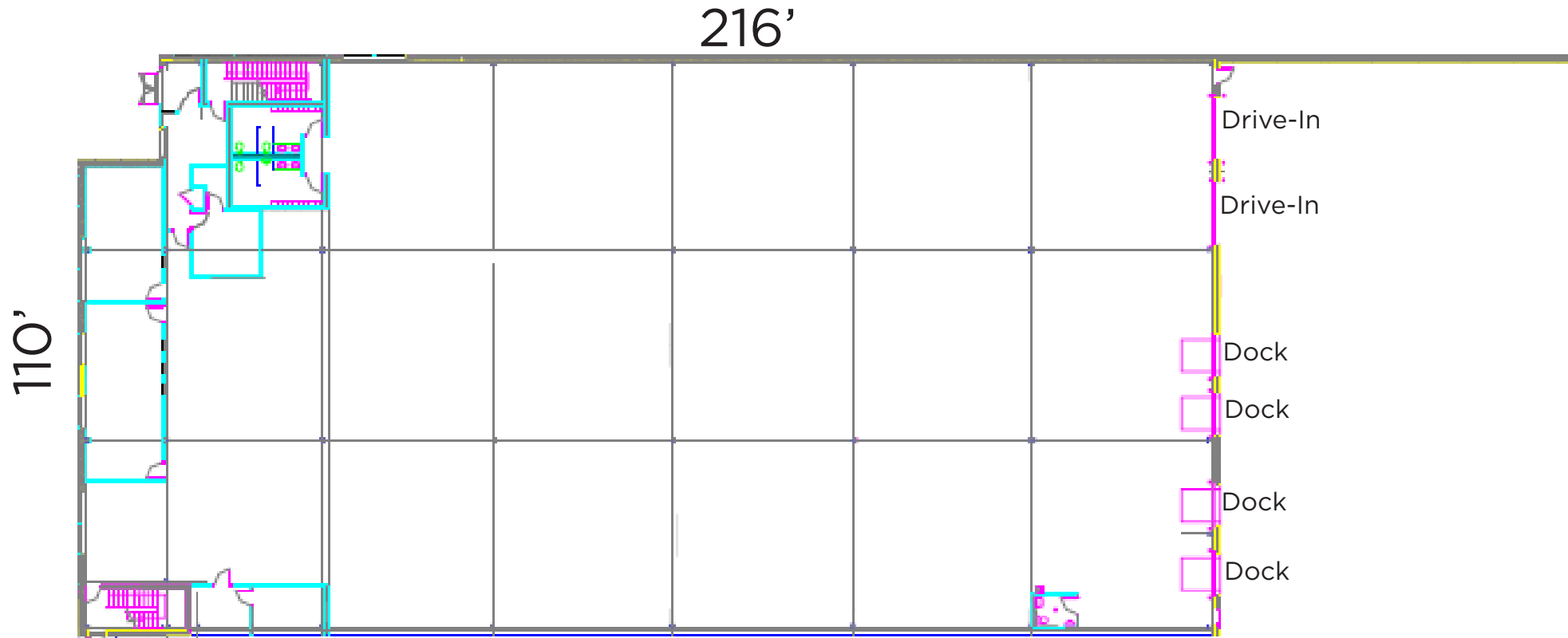
- Class A industrial building in excellent condition
- Close proximity to Cleveland Hopkins International Airport
- Four (4) docks and two (2) drive-in doors
- Ideal for warehouse or manufacturing
- Additional land available for expansion
- All concrete pavement and masonry walls for low maintenance occupancy costs
- Move-in ready condition

## PROPERTY SPECIFICATIONS

CONSTRUCTED:	2002
CONSTRUCTION:	Brick
ROOF:	Rubber
LIGHTING:	LED
HEAT:	Gas Radiant
A/C:	Office
SPRINKLER:	Wet
CLEAR HEIGHT:	29'
COLUMN SPACING:	36'x34'
DOCKS:	Four (4) - 8'x9' w/ levelers
DRIVE-IN DOORS:	Two (2) - 12'x12'
PARKING:	50
POWER:	800A / 3P
ZONING:	General Industrial

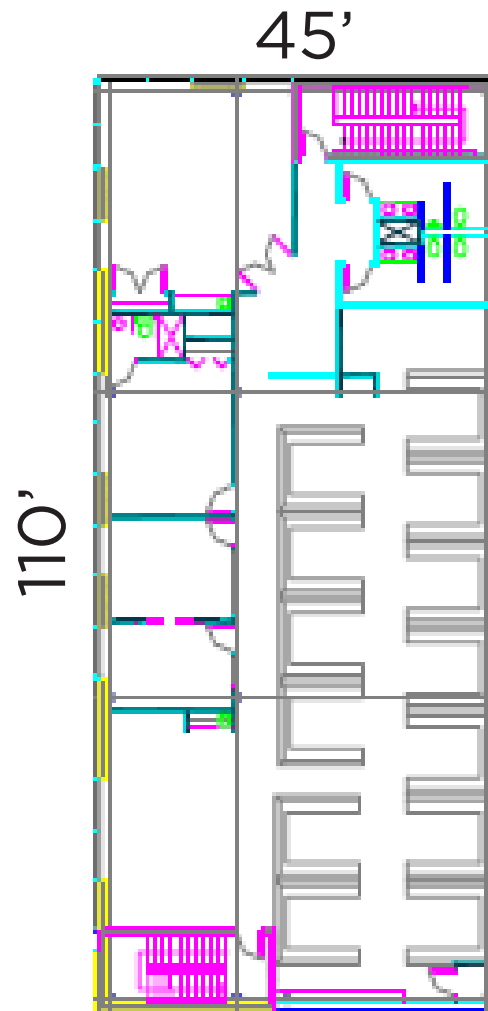
# 1ST FLOOR PLAN

**Office: 1,834 SF**  
**Warehouse: 21,701 SF**



# 2ND FLOOR PLAN

Office: 4,950 SF

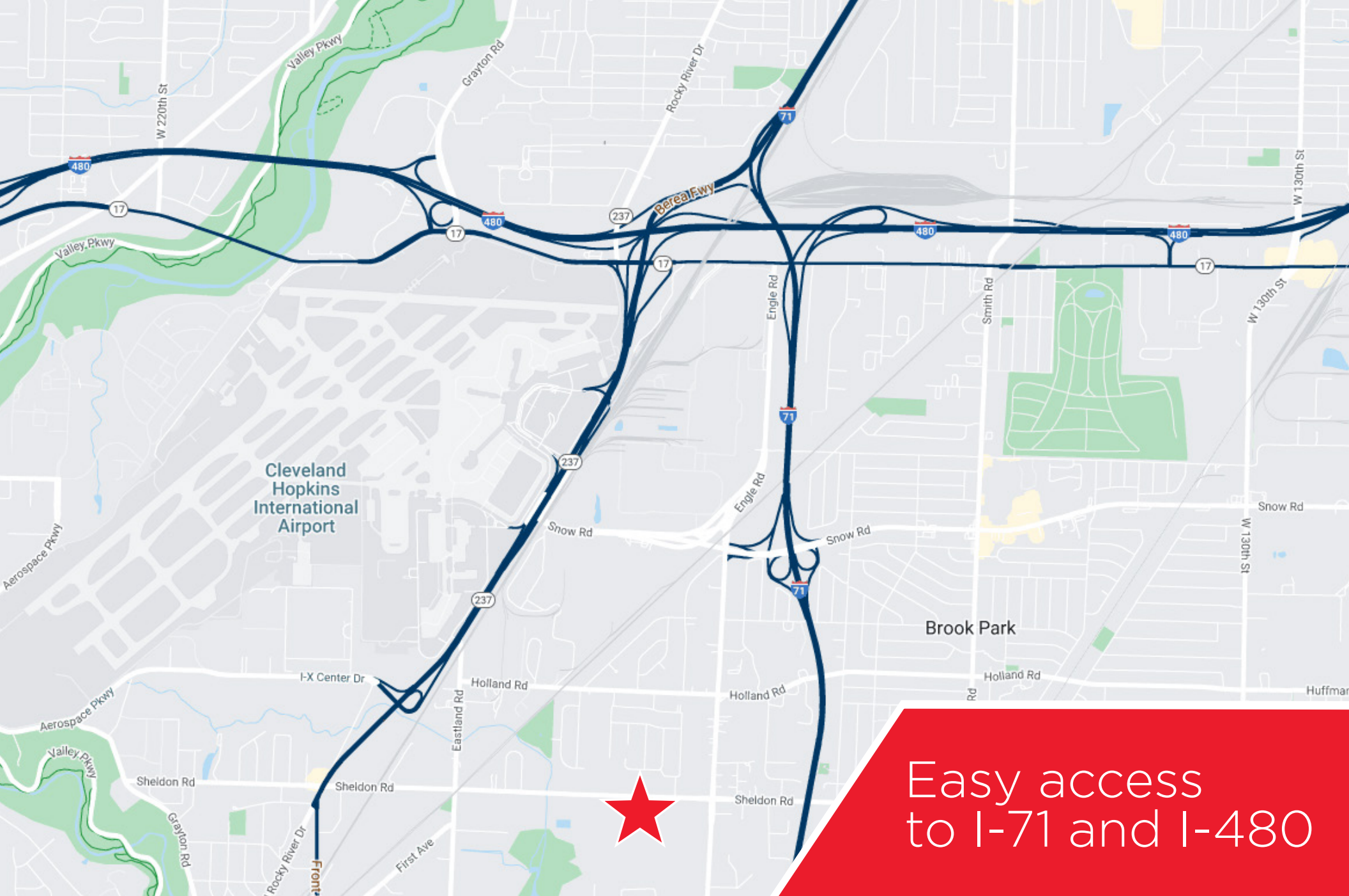




# PROPERTY PHOTOS







Easy access  
to I-71 and I-480

**MATTHEW E. BEESLEY**

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