

FOR SALE OR LEASE

24811 Rockwell Drive

Euclid, Ohio 44117



23,131 SF FREESTANDING INDUSTRIAL FACILITY AVAILABLE

PROPERTY FEATURES



23,131 SF

BUILDING SIZE

3.49 AC

LAND SIZE

17,131 SF

WAREHOUSE SIZE

6,000 SF

OFFICE SIZE

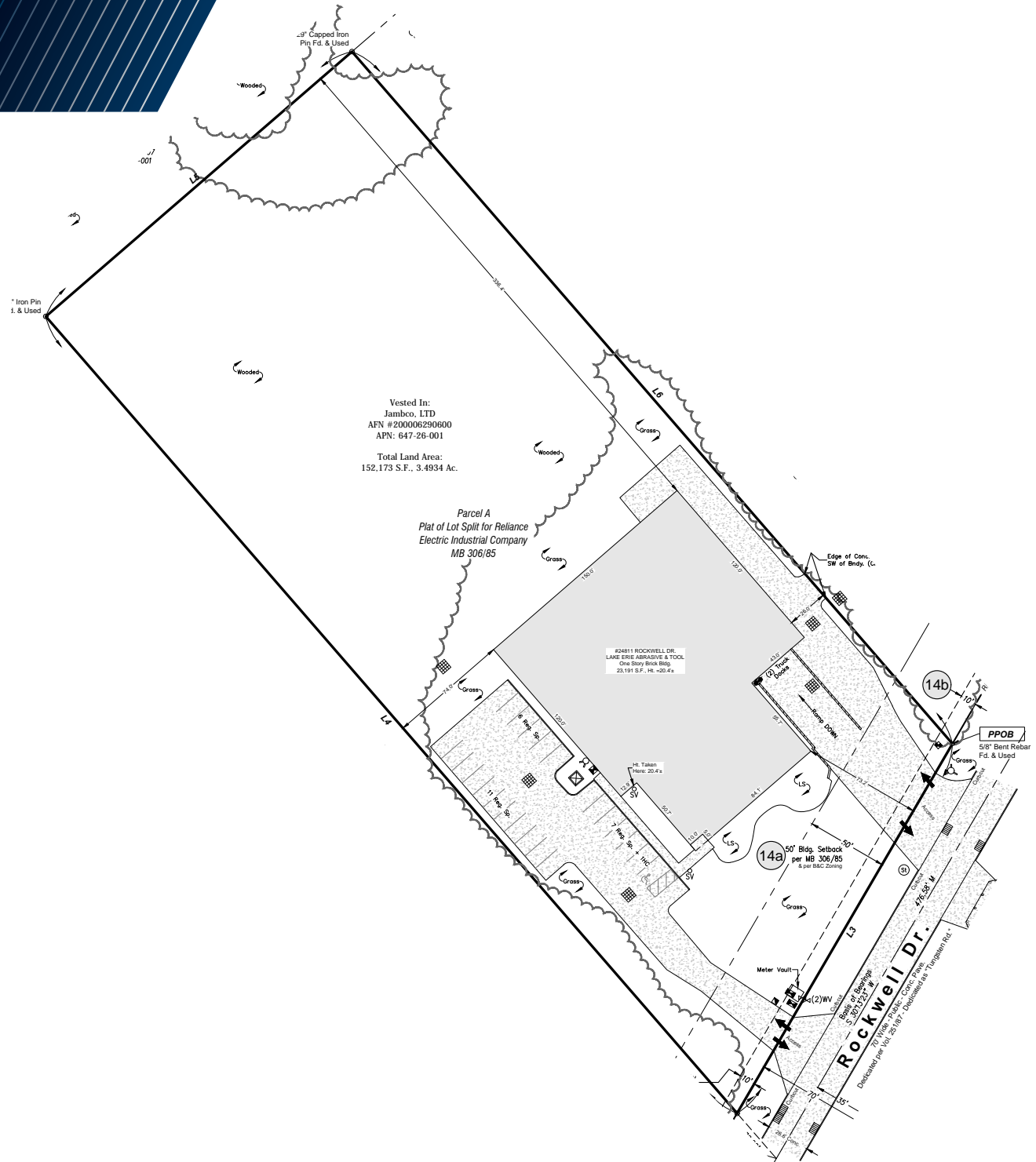
COMMENTS

- Clean, single-tenant industrial building for sale or lease
- Additional land for expansion
- 2 Docks and 2 drive in doors (12'x12')
- Asking sale price: Negotiable
- Asking lease price: \$8.50/SF Gross

PROPERTY SPECIFICATIONS

CONSTRUCTED:	2000
CONSTRUCTION:	Block
SPRINKLER:	100% Wet
CEILING HEIGHT:	16'4" clear height
DRIVE-IN DOORS:	Two (2) - 12'x12'
DOCKS:	Two (2)
POWER:	400A / 208V
PARKING:	16 spaces
ZONING:	U6 - General Industrial

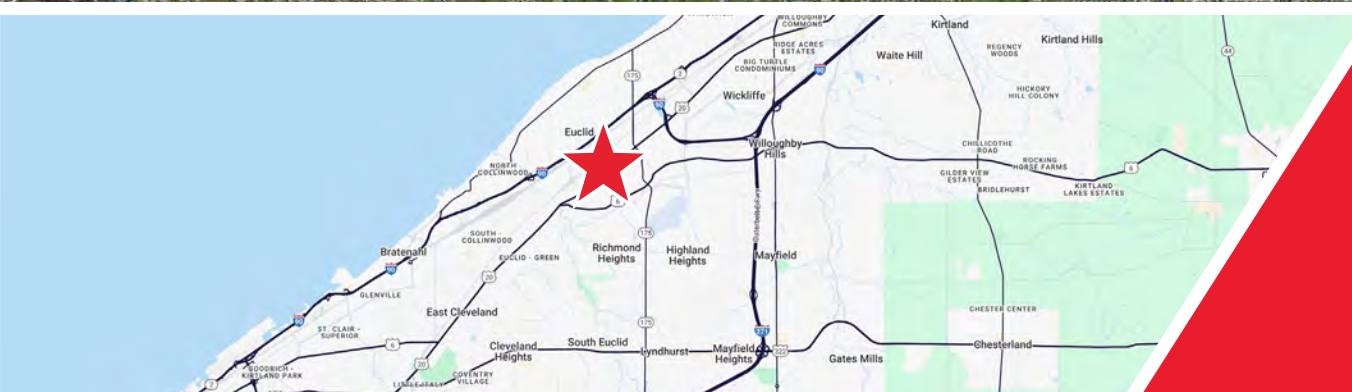
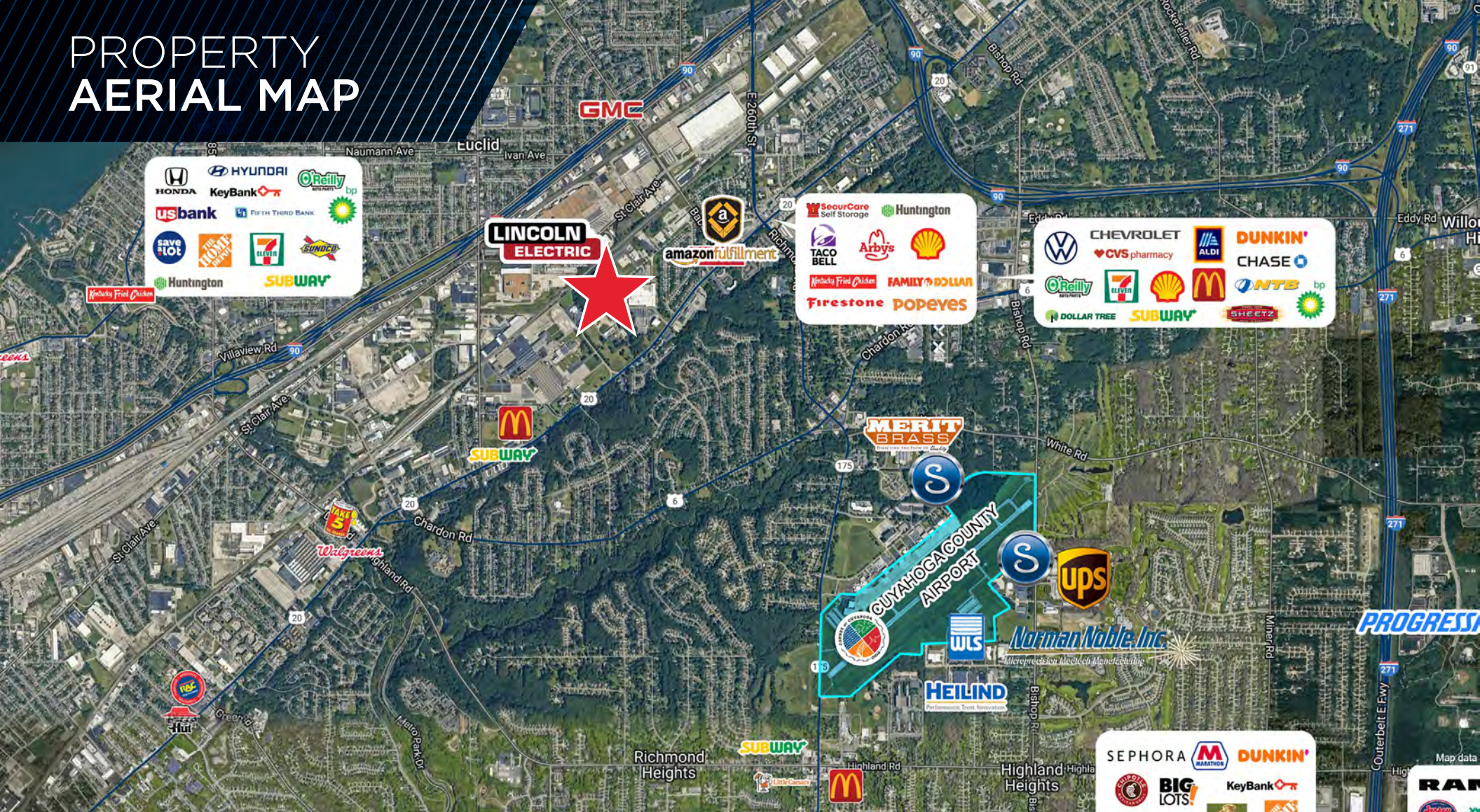
SITE PLAN



PARCEL MAP



PROPERTY AERIAL MAP



Easy access
to I-90 & I-271



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