

FOR SUBLEASE

# 14460 Foltz Industrial Parkway

Strongsville, Ohio 44149



## 79,203 SF OF MODERN INDUSTRIAL SPACE AVAILABLE

EASY ACCESS TO I-71 & I-80



# PROPERTY FEATURES



**79,203 SF**

AVAILABLE SPACE

**\$7.50/SF NNN**

SUBLEASE RATE

**75,703 SF**

WAREHOUSE SIZE

**3,500 SF**

OFFICE SIZE

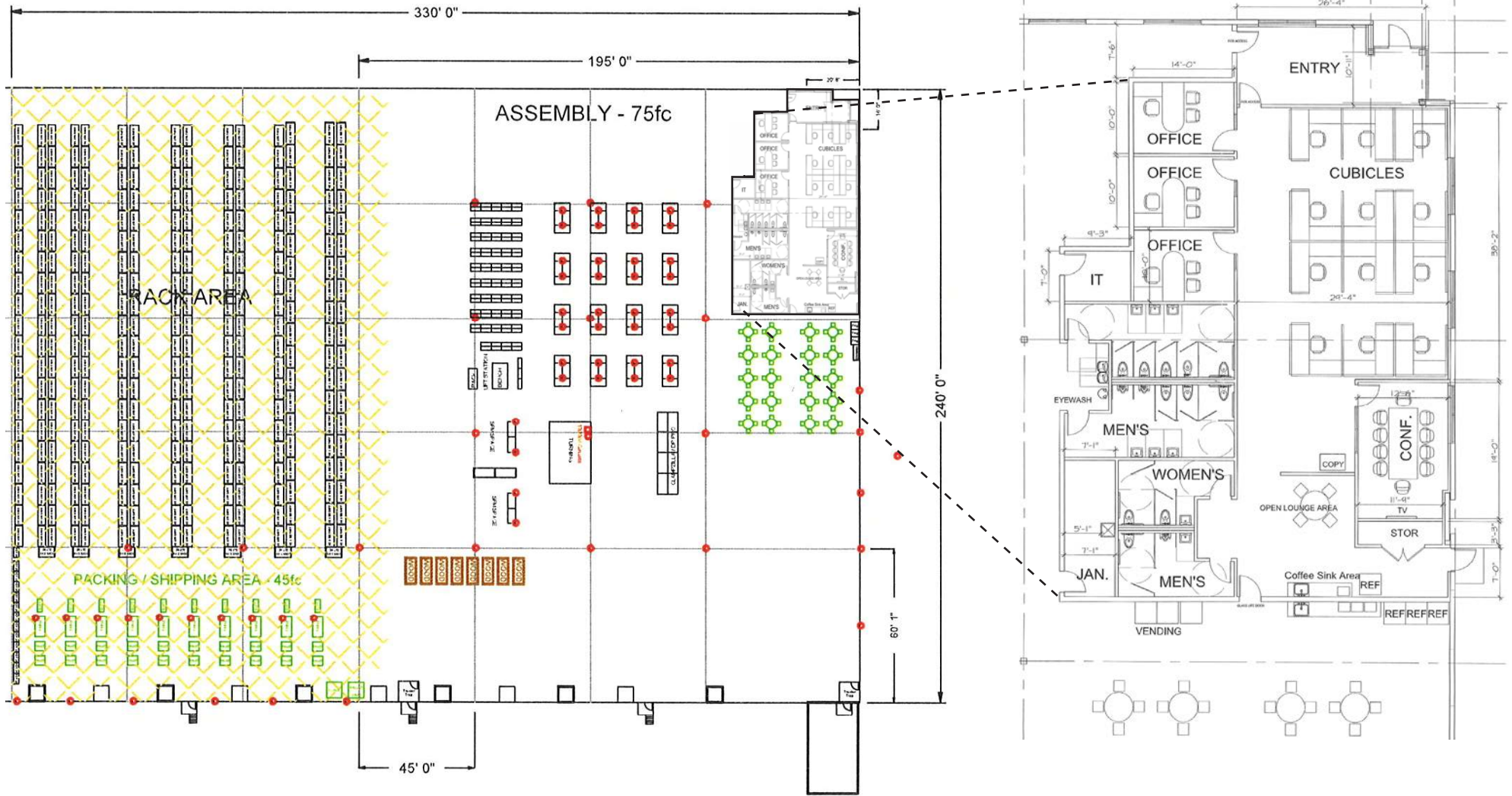
## COMMENTS

- Clean, modern space available for sublease/lease
- 100% air conditioned warehouse with humidity control
- 70 FC LED lighting in assembly area
- Eleven (11) docks with levelers, bumpers, seals
- One (1) oversized drive-in door
- 100 car parking
- ESFR sprinklers rated for class I-IV group A&B plastics
- 3,500 SF office area with kitchen, private offices, restrooms & conference room
- Prominent building signage available

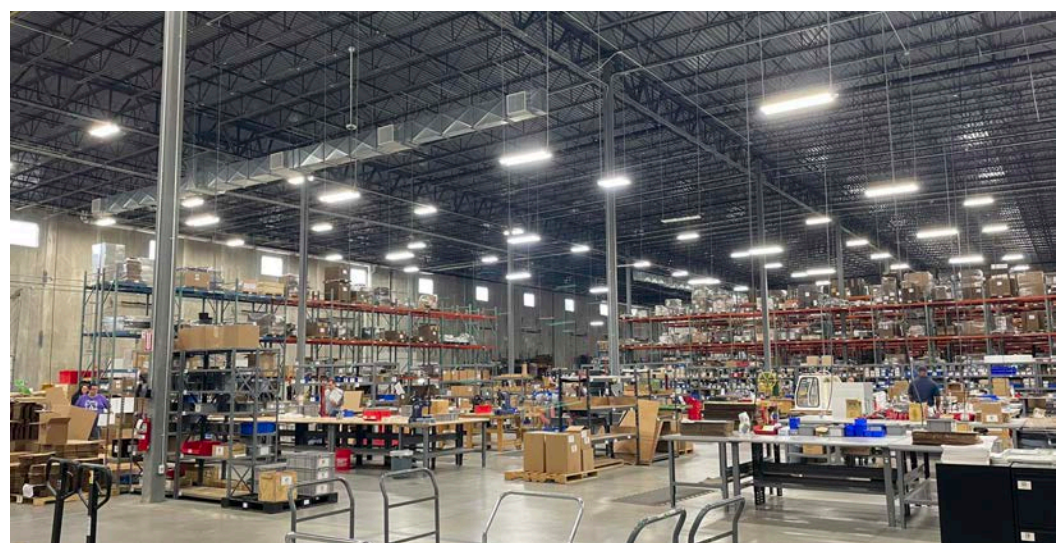
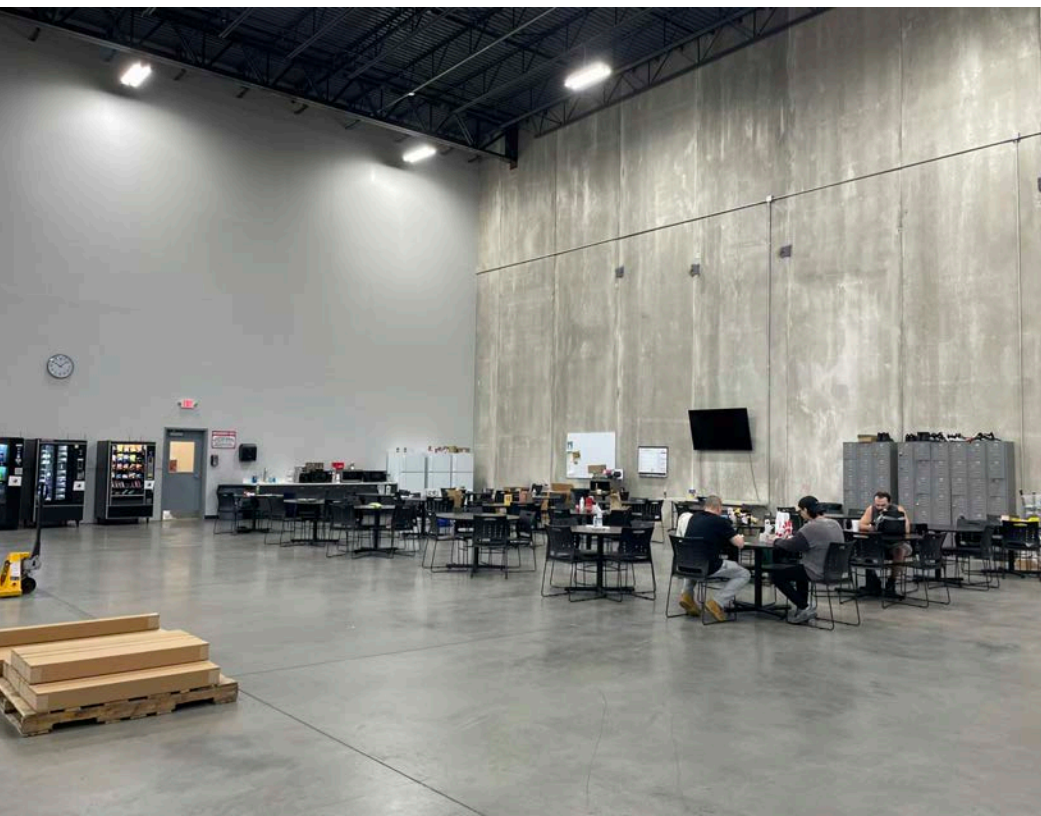
## PROPERTY SPECIFICATIONS

CONSTRUCTED:	2020
CONSTRUCTION:	Pre-Cast Concrete
ROOF:	EPDM
LIGHTING:	LED - 30 & 70 FC
HEAT:	100%
A/C:	100%
SPRINKLER:	ESFR
CEILING HEIGHT:	32' Clear
COLUMN SPACING:	Speed Bay - 60'x60'; Other - 45'x45'
DOCKS:	Eleven (11) - 9'x10' w/ levelers, bumpers, & seals
DRIVE-IN DOORS:	One (1) - 12'x16'
PARKING:	100
POWER:	400A / 480V / 3P
ZONING:	G-1

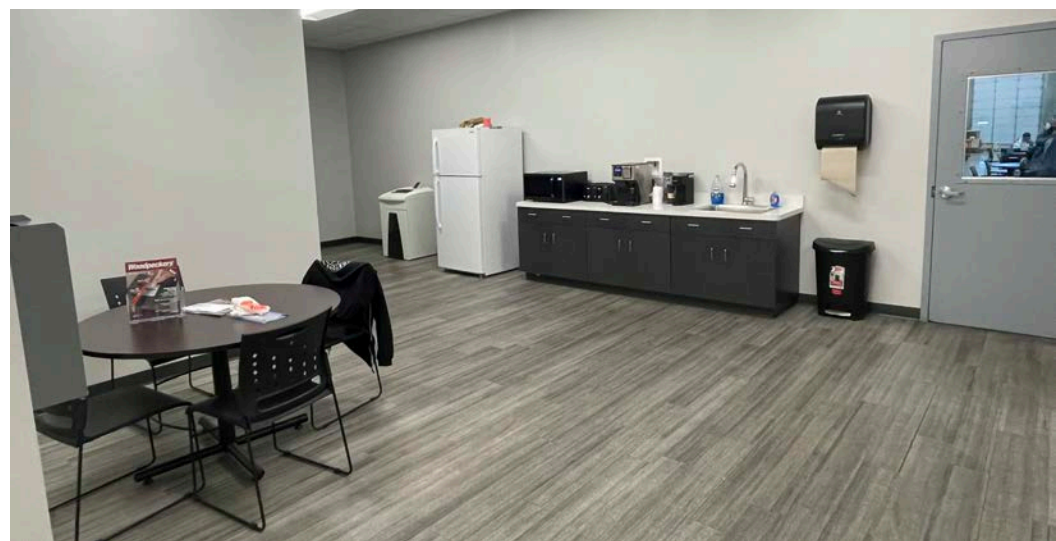
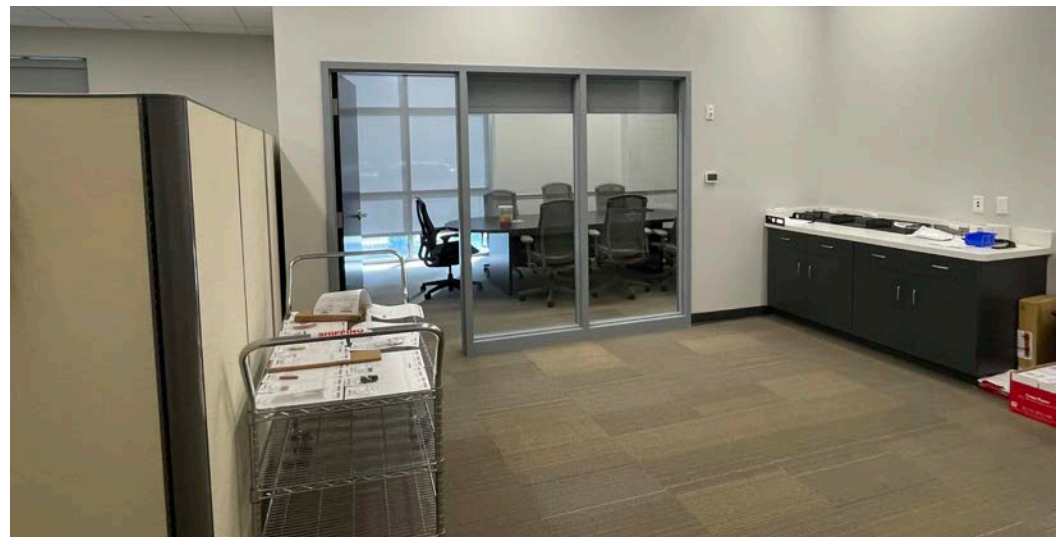
# 1ST FLOOR PLAN



# WAREHOUSE PHOTOS



# OFFICE PHOTOS





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