

FOR LEASE

7555 E. PLEASANT VALLEY ROAD

Independence, Ohio 44131



40,052 SF BUILDING

WITH 4,031 SF SPACE AVAILABLE

PROPERTY FEATURES



40,052 SF

TOTAL BUILDING SIZE

\$11.50/SF NNN

OFFICE LEASE RATE

4.07 ACRES

TOTAL SITE SIZE

\$5.50/SF NNN

WAREHOUSE LEASE RATE

PROPERTY SPECIFICATION

TOTAL SF	40,052 SF
CONSTRUCTED	1996
CLEAR HEIGHT	18'
LIGHTING	Fluorescent/LED
HEAT	HVAC & overhead gas
AIR-CONDITIONING	Office
ROOF	New 2020

CURRENT AVAILABILITIES

UNIT 160

4,031 SF

TOTAL SPACE AVAILABLE

2,014 SF

OFFICE SPACE

2,017 SF

WAREHOUSE SPACE

-0-

DRIVE-IN DOOR

**ONE (1)
9'x10'**

DOCK

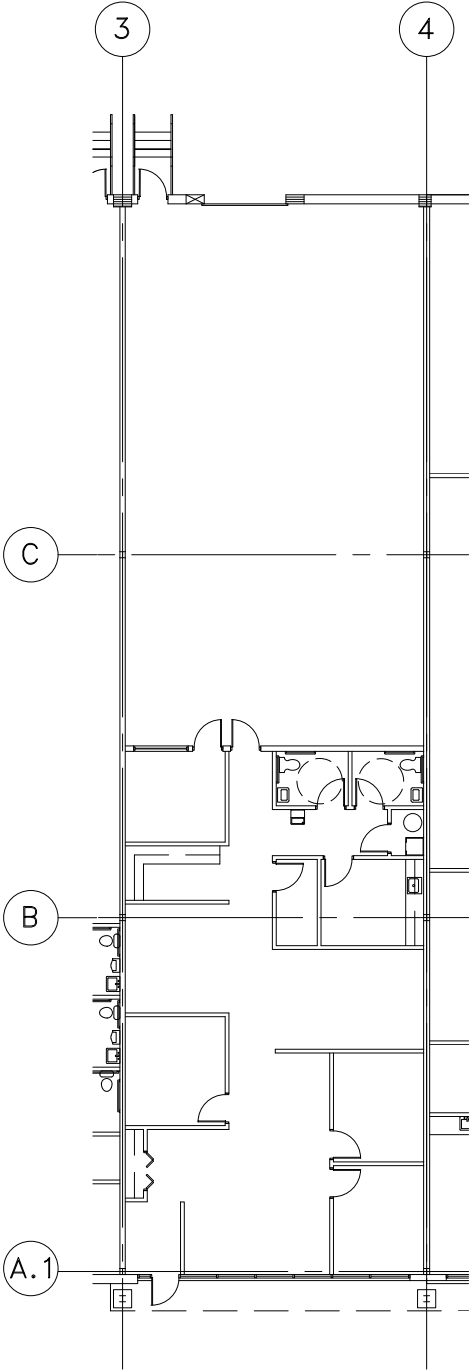
18'

CLEAR HEIGHT

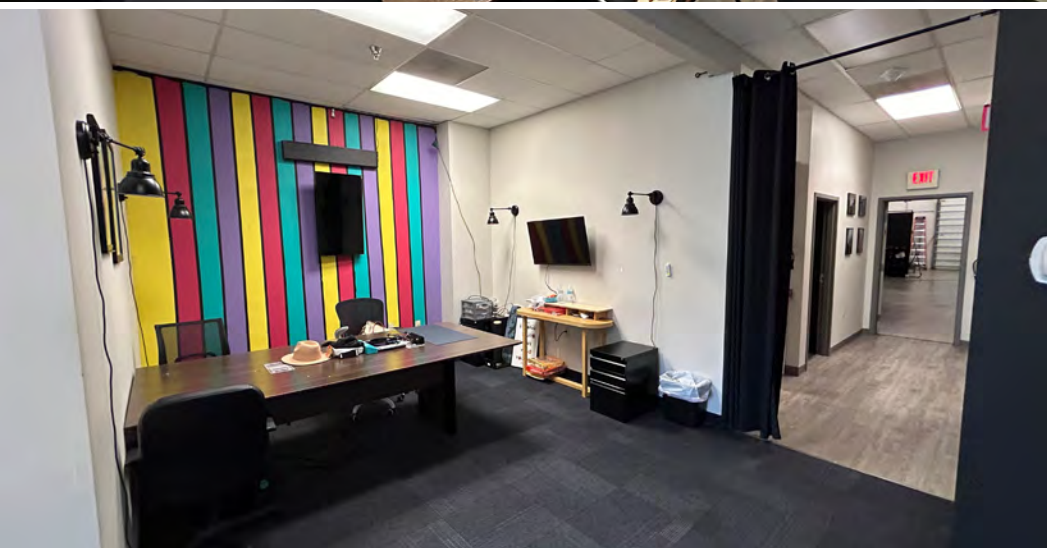
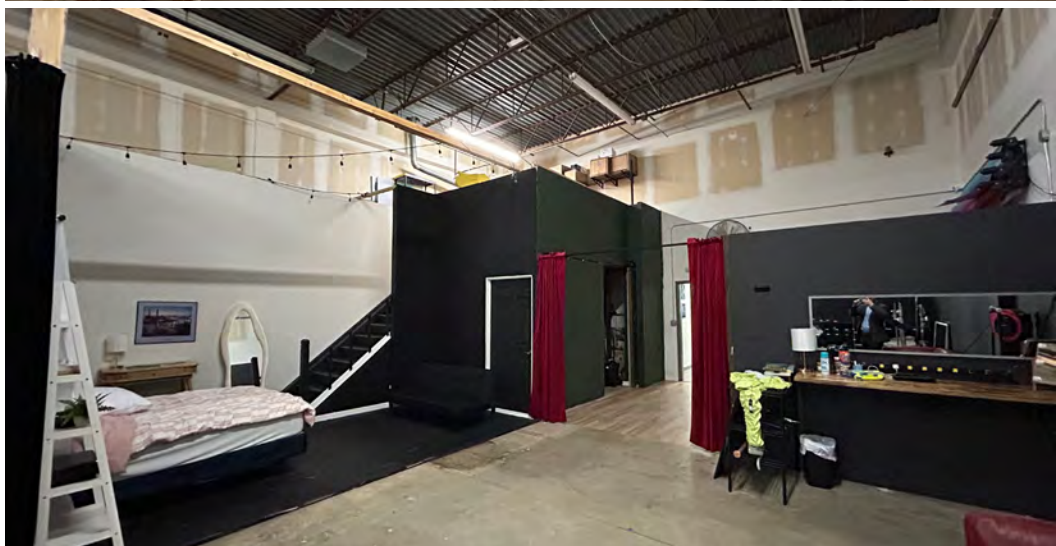
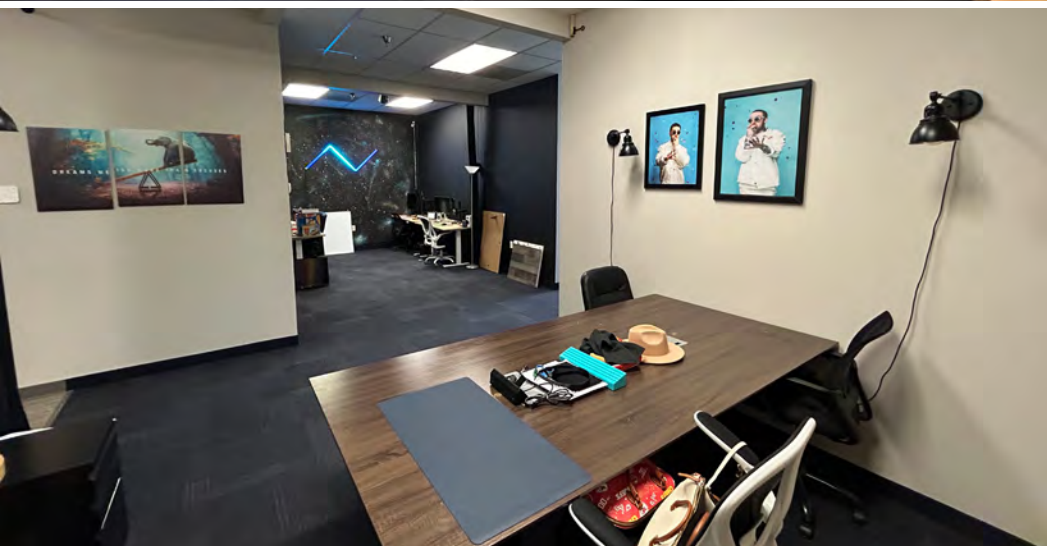


PROPERTY FLOOR PLAN

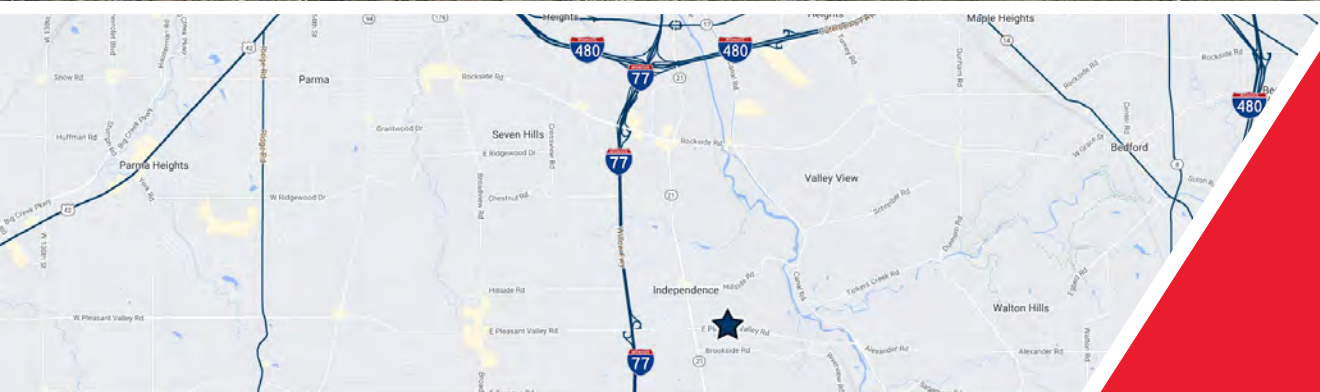
SUITE 160



PROPERTY PHOTOS



PROPERTY AERIAL MAP



Easy access
to I-77 & I-480



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