



OPPORTUNITY TO LEASE AN 11,724 SF FREESTANDING LIGHT-INDUSTRIAL BUILDING, INCLUDING 2,355 SF OF OFFICE AND 9,369 SF OF WAREHOUSE SPACE. CENTRALLY LOCATED WITH EASY ACCESS TO THE JENNINGS FREEWAY (OHIO 176), I-480, AND I-77.





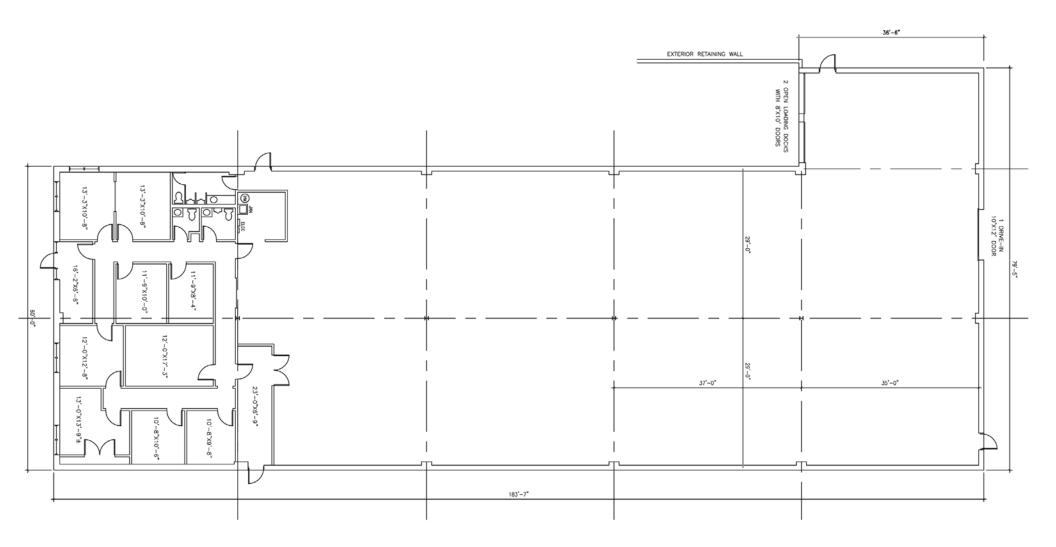
Available in May 2025, this 11,724 SF freestanding facility is ideal for light-industrial use. It includes 2,355 SF of office space and 9,369 SF of warehouse space with 18' clear heights, a 10'x14'9" drive-in door, and two 8'x10' truck docks.

Designed for functionality and efficiency, this property is ready to support your business needs.

BUILDING SPECIFICATIONS

1974
Brick/Block/Metal
Flat
OHD Gas
LED
18'
30'x36' & 20'x35'
One (1) - 10'x14'9"
Two (2) - 8'x10'
400A / 208V / 3P
Limited Industrial

FLOOR **PLAN**



INTERIOR PHOTOS

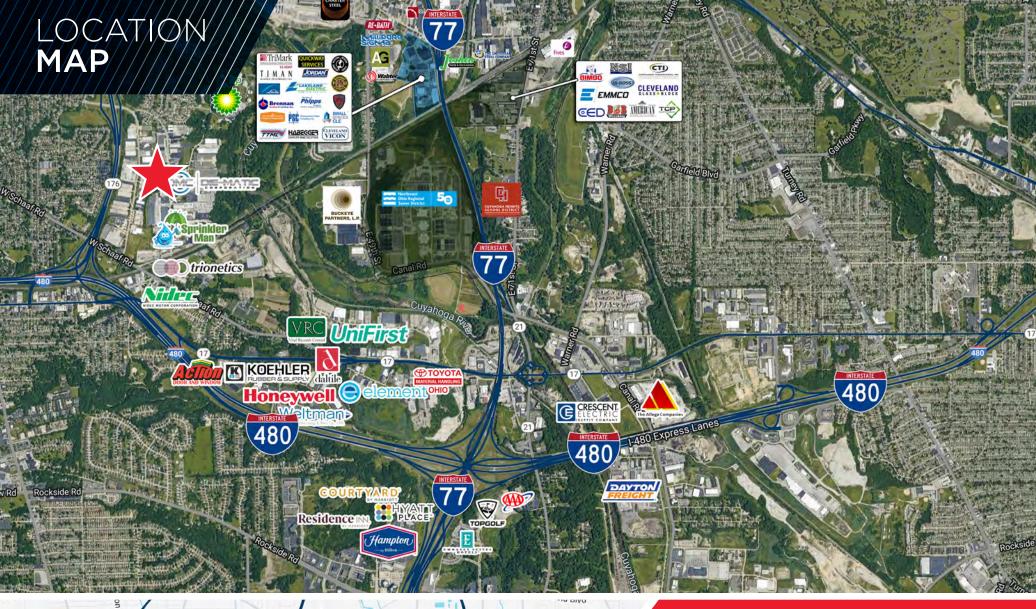














Easy Access to the Jennings Freeway (Ohio 176), I-480 & I-77



ELIOT KIJEWSKI, SIOR Principal +1 216 525 1498 ekijewski@crescorealestate.com

GEORGE J. POFOK, CCIM, SIOR Principal +1 216 525 1469 gpofok@crescorealestate.com

RYAN CURTIN Associate +1 216 232 4105 rcurtin@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd, Suite 200 Cleveland, Ohio 44131 Main +1 216 520 1200 crescorealestate.com