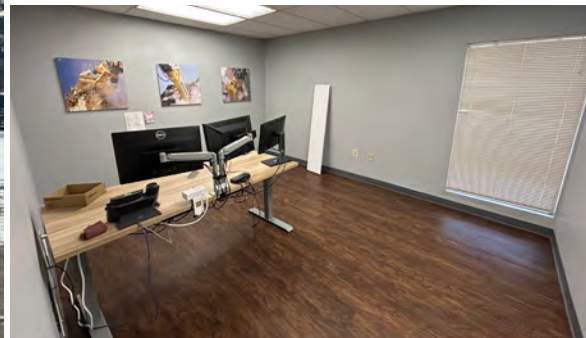


Freestanding Industrial Facility with Outdoor Storage

For Lease | 7171 East Pleasant Valley Road, Independence, Ohio 44131





PROPERTY HIGHLIGHTS

- Free standing Industrial facility located in a well established Industrial Corridor on East Pleasant Valley Road in Independence.
- Building A: 20,480 SF crane building with six (6) drive in doors, and one (1) dock
- Building B: 9,000 SF clear span warehouse with two (2) drive in doors, and two (2) docks
- 29,480 SF max contiguous
- Large fenced, secured, and covered outdoor storage area
- Recently remodeled first and second floor office area
- Two cranes: One (1) 10-ton & one (1) 5-ton
- Heavy Power
- Each building has multiple large overhead doors, and dock access
- Extremely close proximity to I-77

Property Specifications

Total Building Size: 29,480 SF

Land Size: 4.19 AC

Year Built: 1977

Construction: Brick/Block/Metal

Clear Height 18' 10" - 20' 9"

Lighting: LED

Docks: Three (3)

Drive-in Doors: Eight (8)

Cranes: Two (2)

Heat: Gas/Radiant Tube

A/C: Office

Power: 600A / 480V / 3P

Parking: Ample

Zoning: Light Manufacturing

LEASE RATE

- \$6.95/SF NNN
- NNN estimated @ \$1.37/SF

INDEPENDENCE, OH

Population	Businesses	Median Age	Average HH Income
7,212	1,233	46.0	\$157,455

PPN: 564-09-001

Building B

Building A

Pleasant Valley Rd

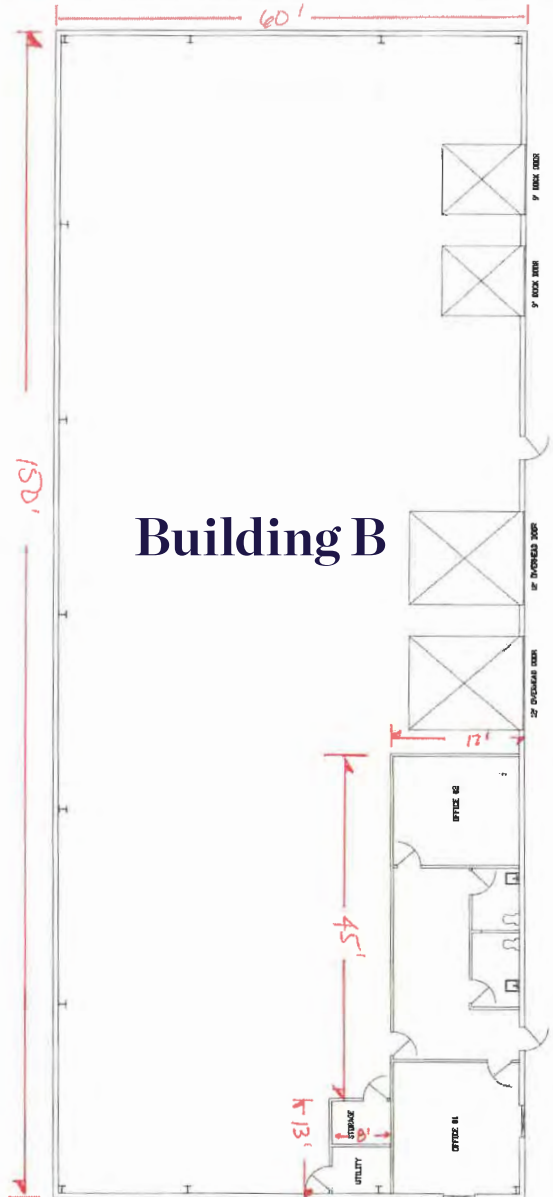
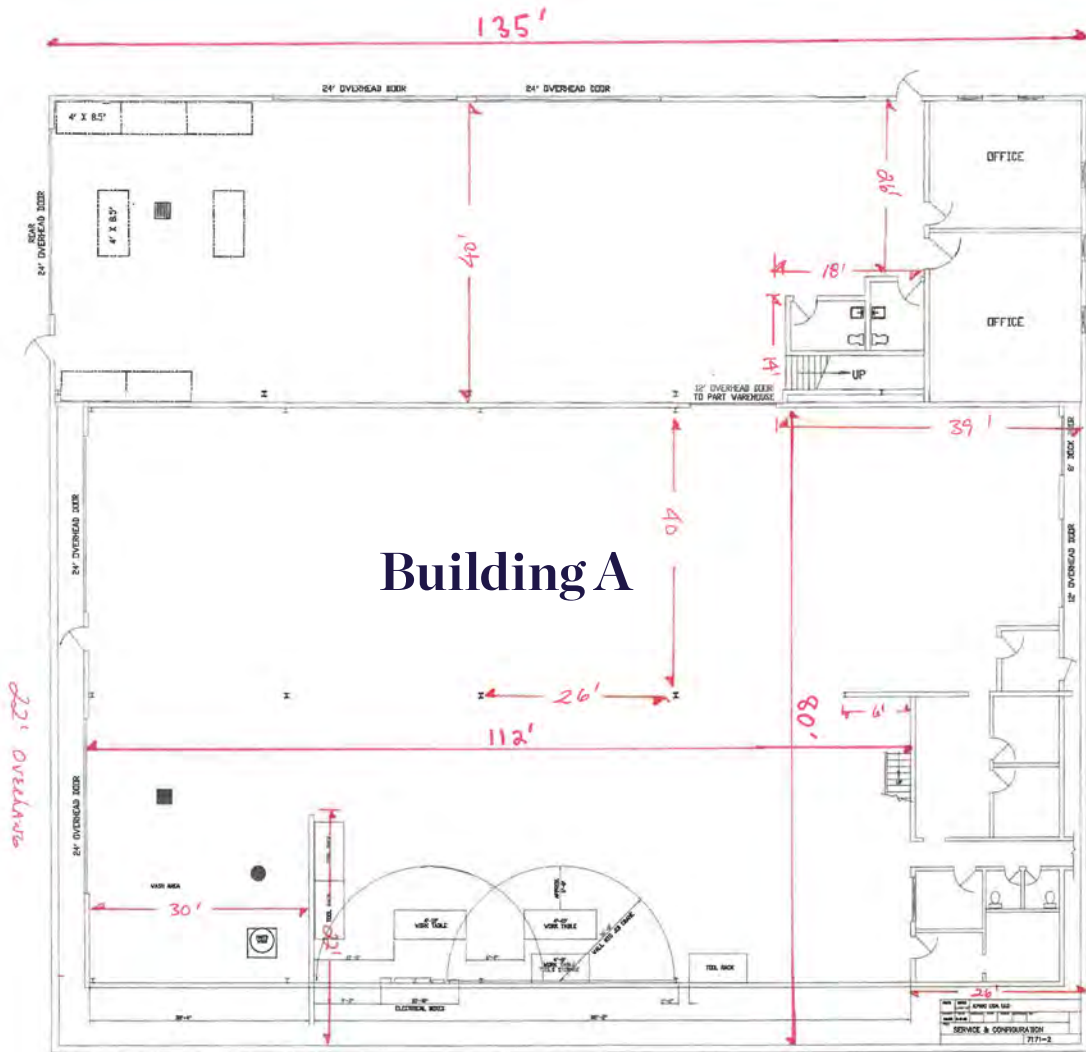
E Pleasant Valley Rd

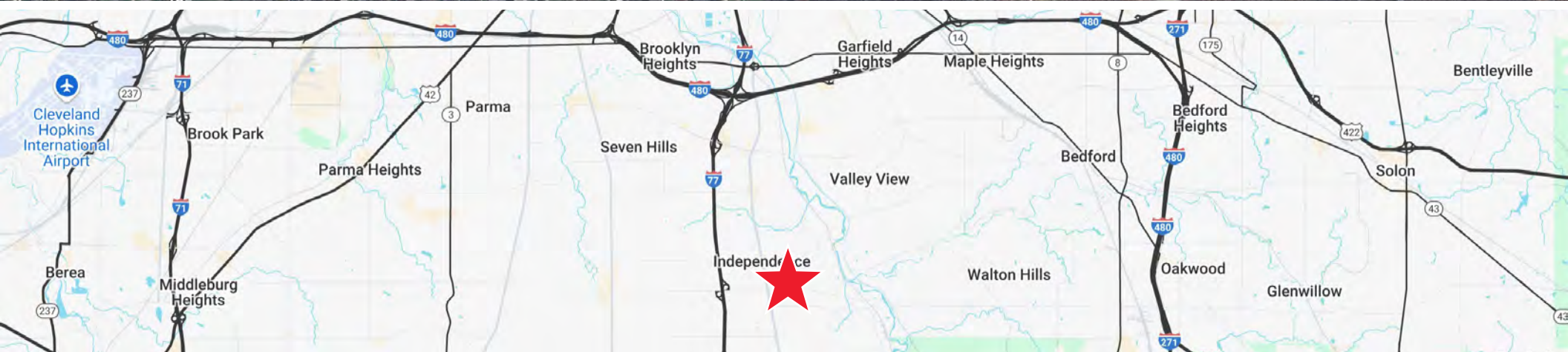


7171 East Pleasant Valley Road

Availability

BUILDING	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS
A	20,480 SF	4,280 SF	16,200 SF	One (1)	Six (6)
B	9,000 SF	-0-	9,000 SF	Two (2)	Two (2)







**7171 EAST PLEASANT VALLEY ROAD
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