

# FOR LEASE

Great for Distribution  
or Light Manufacturing

## 9797 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

**AVAILABLE  
END OF 2019**

- Landlord can build an addition of 100,000 - 135,100 SF
- 30' - 40' clear with up to 19 Truck Docks



# 127,224 SF Industrial Facility

Expandable by Up to 135,120 SF for a total of 262,344 SF

## Property Specifications

TOTAL SF	127,224 SF	SPRINKLER	100% Wet
OFFICE SF	12,024 SF	LIGHTING	T-5
INDUSTRIAL SF	115,200 SF	HEAT	Cambridge
LAND	10 acres	AIR-CONDITIONING	Office
CONSTRUCTED	1996	DECK	Steel / Built-Up Roof
CONSTRUCTION	Masonry/Steel	POWER	2 Switches - 800A / 208 & 480V / 3P
CEILING HEIGHT	24' - 25'	COLUMN SPACING	40' x 48'
DRIVE-IN DOORS	One (1)	LEASE RATE	\$5.66 NNN
DOCKS	Seventeen (17)		

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3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
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## Highlights



*Originally custom built for Alling & Cory, which was bought by International Paper, on 20 year lease.*



- 115,200 SF warehouse and 12,024 SF office (recently redecorated).
- Shop has 5,917 SF support area including men's and women's locker rooms, shop offices, sample and equipment rooms, etc.
- Excellently maintained by Fortune 500 company
- Landlord can add up to 135,120 SF for a total foot print of 262,344 SF, which can include 19 additional truck docks
- Early termination in the works
- Available 2nd quarter 2019

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## Map & Aerial



- Very low tax community
- Business friendly community
- Close to multiple highways
- 13 minutes to Downtown Cleveland
- 19 minutes to Cleveland Hopkins International Airport
- 35 minutes to Downtown Akron
- Located in deed restricted business park

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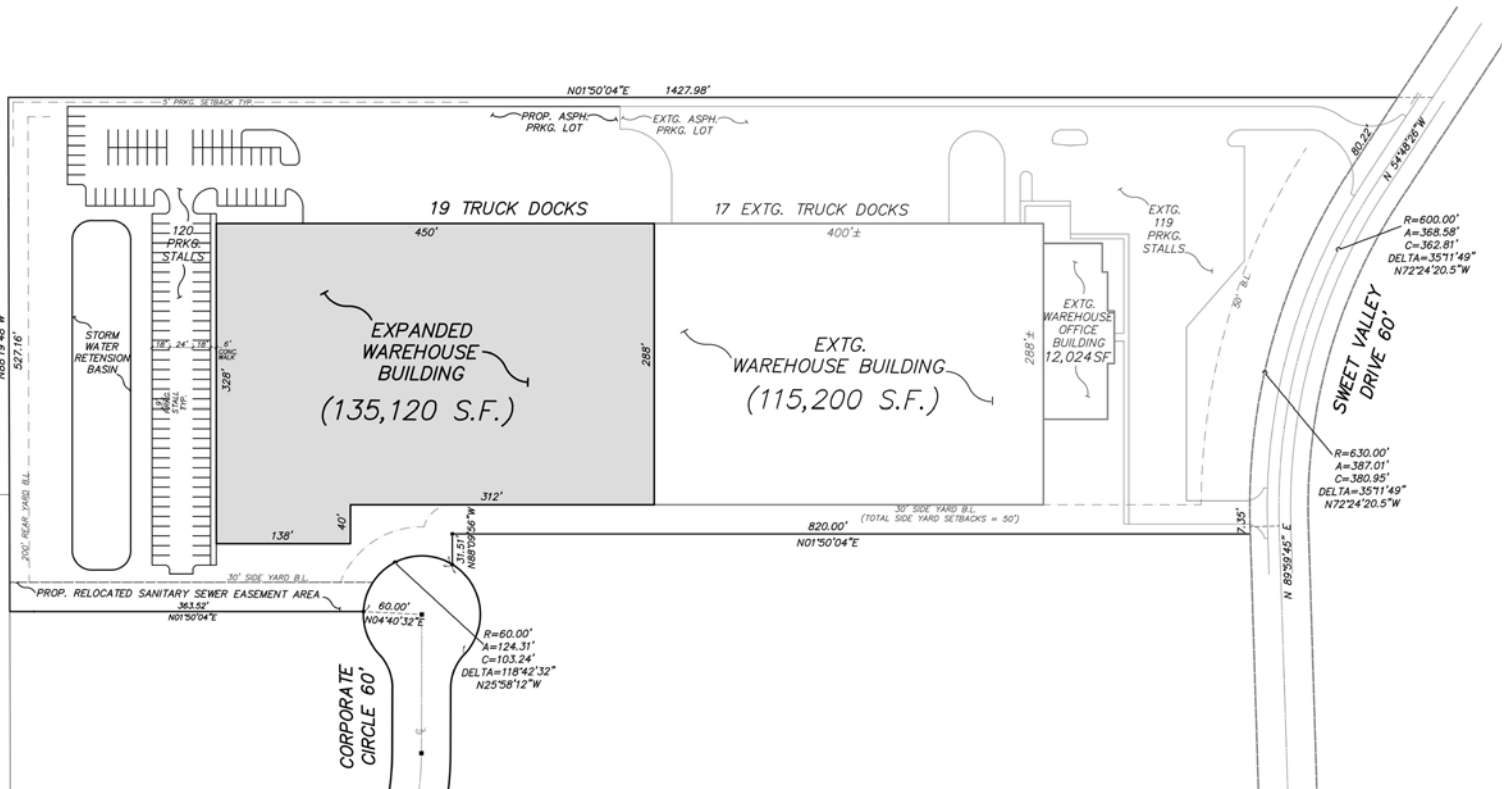


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## Floorplan



### IMMEDIATELY AVAILABLE

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