



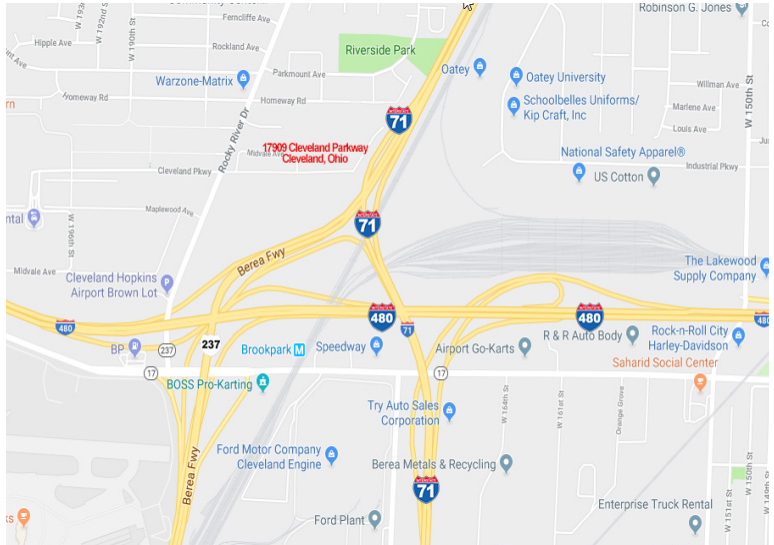
FOR LEASE

Cleveland Business Park
17909 Cleveland Parkway
Cleveland, Ohio 44135



PROPERTY SPECIFICATIONS

TOTAL AVAILABLE SF	30,750 SF
OFFICE SF	6,479 SF
WAREHOUSE SF	24,271 SF
CEILING HEIGHT	24' 6"
SPRINKLER	ESFR/WET
LIGHTING	T-8
ROOF	FLAT
HEAT (Warehouse)	OVERHEAD GAS UNIT
CONSTRUCTION	PRE-CAST CONCRETE
POWER	1200A/480V/3P
PARKING	AMPLE



Available

TOTAL SF	OFFICE SF	WHSE. SF	DOCKS	DRIVE-IN DOORS
30,750 SF	6,479 SF	24,271 SF	SEVEN (7)	TWO (2)

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OFFICE PHOTOS



FRED W. CHRISTIE, SIOR

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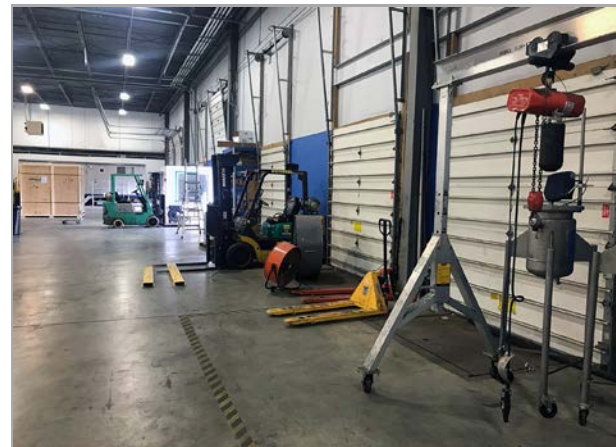
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WAREHOUSE PHOTOS



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Summary (37589)



Cleveland Business Park
17909 Cleveland Parkway
Cleveland, OH 44135

Business Park:	Cleveland Business Park
County:	Cuyahoga
Market:	SW-Z1
Sub Market:	I-71/I-480/Airport Area
Available SF:	30,750 SF
Office SF:	6,479 SF
Industrial SF:	24,271 SF
Building SF:	87,380 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Multi-Tenant:	Multi-Tenant
ConstructionType:	Pre-Cast Concrete
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	T-8
Sprinkler:	ESFR/Wet
Ceiling Ht:	24' 6" (Min) 24' 6" (Max)
Column Spacing:	40' x 40'

Utilities

Gas:	Dominion
Water:	City
Sewer:	City
Power:	480v/1200a/3p
Power Supplier:	First Energy

General Listing/Transaction Information

Asking Rate:	\$5.50 NNN Per Year
Office Asking Rate:	\$11.50 NNN Per Year
Min Avail SF:	30,750 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

Parking Comments:	Ample Parking
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Loading & Doors

# Ext. Docks:	7
# Ext. Levelers:	6
# GL/DID:	2
GL/DID Dim. (H x W)	12' x 14'
Total Doors:	9

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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Comments

Listing Comments: This is a very clean high bay facility located in Southwest portion of the City of Cleveland, just minutes from Cleveland Hopkins Int'l Airport. The facility offers 24.5 ft., clear ESFR sprinklered space with T-8 lighting. With 7 docks, one (1) drive-in and 1200 Amps of 480 power, the space is ideal for both freight forwarding companies or high tech manufacturing with an abundance of parking.

Presently the space has 6,479 SF of very nice modern offices, which include two conference rooms, four bathrooms, multiple private offices, a large bull pen area, and lab space.

CAM's are estimated to be \$2.50/SF.