



# FOR LEASE

7235 Free Avenue  
Oakwood Village, Ohio 44146

**NEW LOW LEASE RATE**



## Property Specifications

BUILDING SF	16,689 SF
AVAILABLE SF	8,183 SF
OFFICE SF	2,600 SF
WAREHOUSE SF	5,583 SF
LAND	3.08 acres
CEILING HEIGHT	18' 4"
CONSTRUCTION	1997
DOCKS	One (1)
DRIVE-IN DOORS	One (1)
PARKING	Ample
POWER	220A / 240V / 3P
LIGHTING	Fluorescent
HEAT	Overhead Gas

## Unit 1 Available with 8,183 SF

- Large outside yard
- One (1) minute to I-271

### Simon Caplan, SIOR

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### Elliot Kijewski, SIOR

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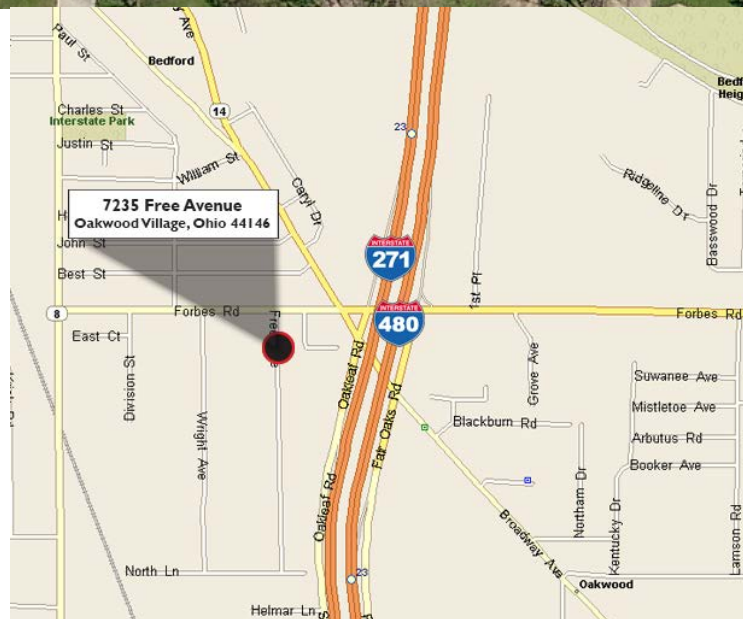
3 Summit Park Drive  
Suite 200  
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Main 216.520.1200  
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**crescorealestate.com**

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- High image two-tenant building.
- Ample room for parking/outside storage.
- Excellent freeway access to I-271, I-480, I-80 (Ohio Turnpike) and Route 8.
- One (1) minute to I-271 interchange.
- Five (5) minutes to I-271 / I-480.

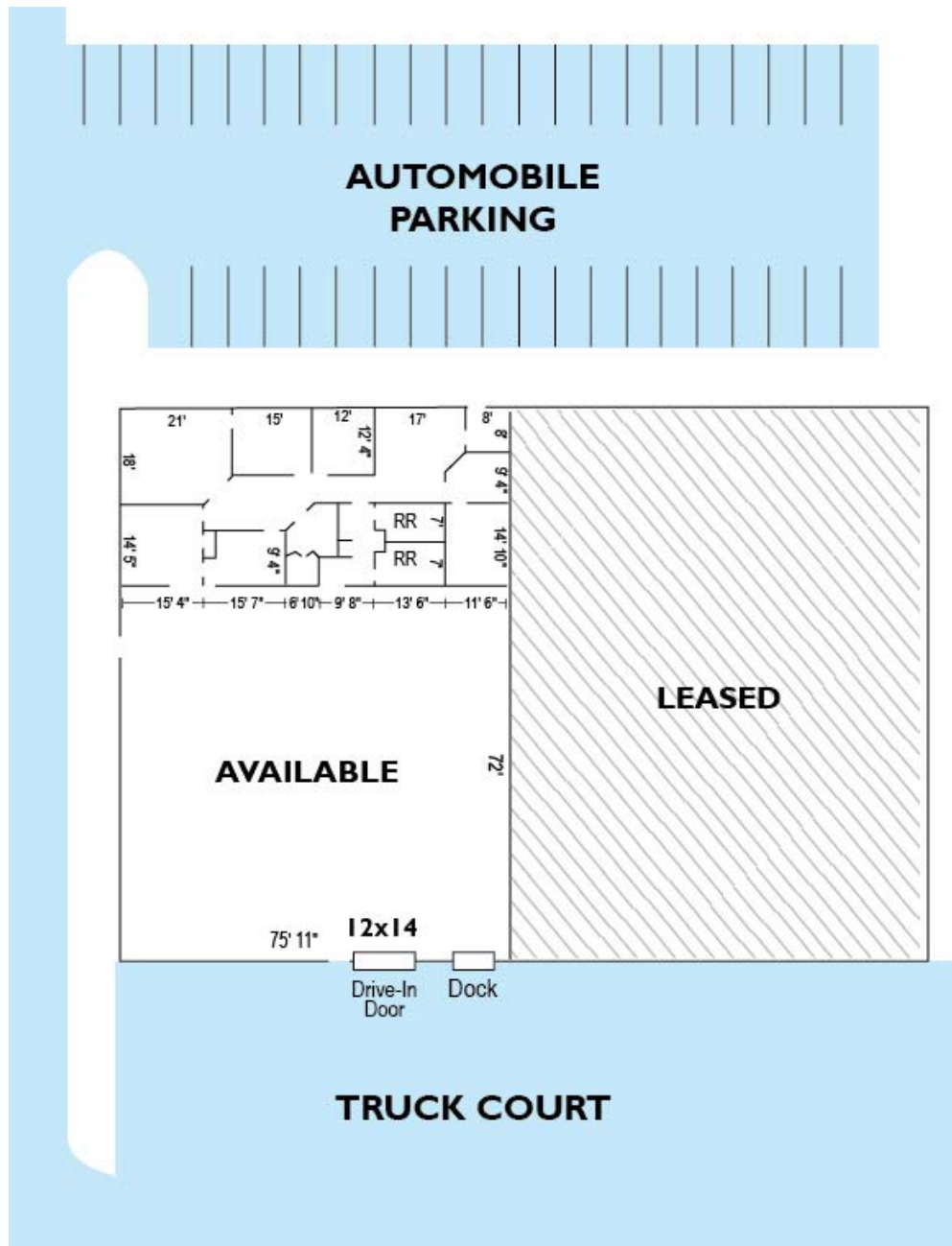


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## Site Plan



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## Summary (26970)



### MIDCON A 7235 Free Ave., Ste 1 Oakwood Village, OH 44146

<b>County:</b>	Cuyahoga
<b>Market:</b>	SE-Z1
<b>Sub Market:</b>	SE Cuyahoga County
<b>Land Size (Acres)</b>	3.08 Acres
<b>Available SF:</b>	8,183 SF
<b>Building SF:</b>	16,689 SF
<b>Industrial SF:</b>	5,583 SF
<b>Office SF:</b>	2,600 SF

#### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	MU
<b>Floors:</b>	1
<b>Multi-Tenant:</b>	Multi-Tenant
<b>Year Built:</b>	1997
<b>ConstructionType:</b>	Masonry
<b>Roof Type:</b>	Flat
<b>Deck Type:</b>	Metal
<b>Lighting Type:</b>	Fluorescent
<b>Sprinkler:</b>	No
<b>Heat:</b>	Overhead Gas
<b>Ceiling Ht:</b>	18' 4" (Min)

#### Utilities

<b>Power:</b>	240 v 220 a 3 p
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#### Site

<b>Land SF:</b>	134,165 SF
<b>Parcel Number:</b>	795-03-48
<b>Zoning:</b>	L-IND

#### Crane

<b># Cranes:</b>	0
<b>Capacity Tons (Min)</b>	0
<b>Capacity Tons (Max)</b>	0
<b>Crane Comments:</b>	Crane Capacity: Crane Clear Height:

#### General Listing/Transaction Information

<b>Asking Rate:</b>	\$4.45 NNN
<b>Min Avail SF:</b>	8,183 SF
<b>Max Contig SF:</b>	8,183 SF
<b>Transaction Type:</b>	Lease

#### Parking

<b>Parking Comments:</b>	Ample
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#### Loading & Doors

<b># Ext. Levelers:</b>	1
<b># GL/DID:</b>	1
<b>GL/DID Dim. (H x W)</b>	12x14
<b>#DH/Truck-level Doors:</b>	1
<b>Truckwell Size:</b>	8x9
<b>Total Doors:</b>	2

#### Contacts

<b>Listing Broker(s)</b>	Simon Caplan, SIOR CRESCO Real Estate 216.525.1472 scaplan@creSCOREalestate.com
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#### Comments

**Listing Comments:** High image two-tenant building. Ample room for parking/outside storage. Excellent freeway access to I-271, I-480, I-80 (Ohio Turnpike) and Route 8. NNN = 1.85 SF