



FOR LEASE/SALE

9535 Midwest Avenue
Garfield Heights, Ohio 44125



48,000 SF INDUSTRIAL BUILDING

48,000 SF Industrial Building
Sale Price: \$1,750,000.00
Lease Rate: Negotiable

4,000-28,000 SF Available

Property Specifications

TOTAL SF	48,000 SF
OFFICE SF	15,460 SF
INDUSTRIAL SF	32,540 SF
LAND	4.91 acres
CONSTRUCTED	1985
CONSTRUCTION	Masonry
CEILING HEIGHT	13' 9"
DRIVE-IN DOORS	Nine (9)
DOCKS	Seven (7)
SPRINKLER	No
LIGHTING	Fluorescent
HEAT	Overhead Gas
AIR-CONDITIONING	Office
POWER	Up to 600A / 240V /3P Varies per unit

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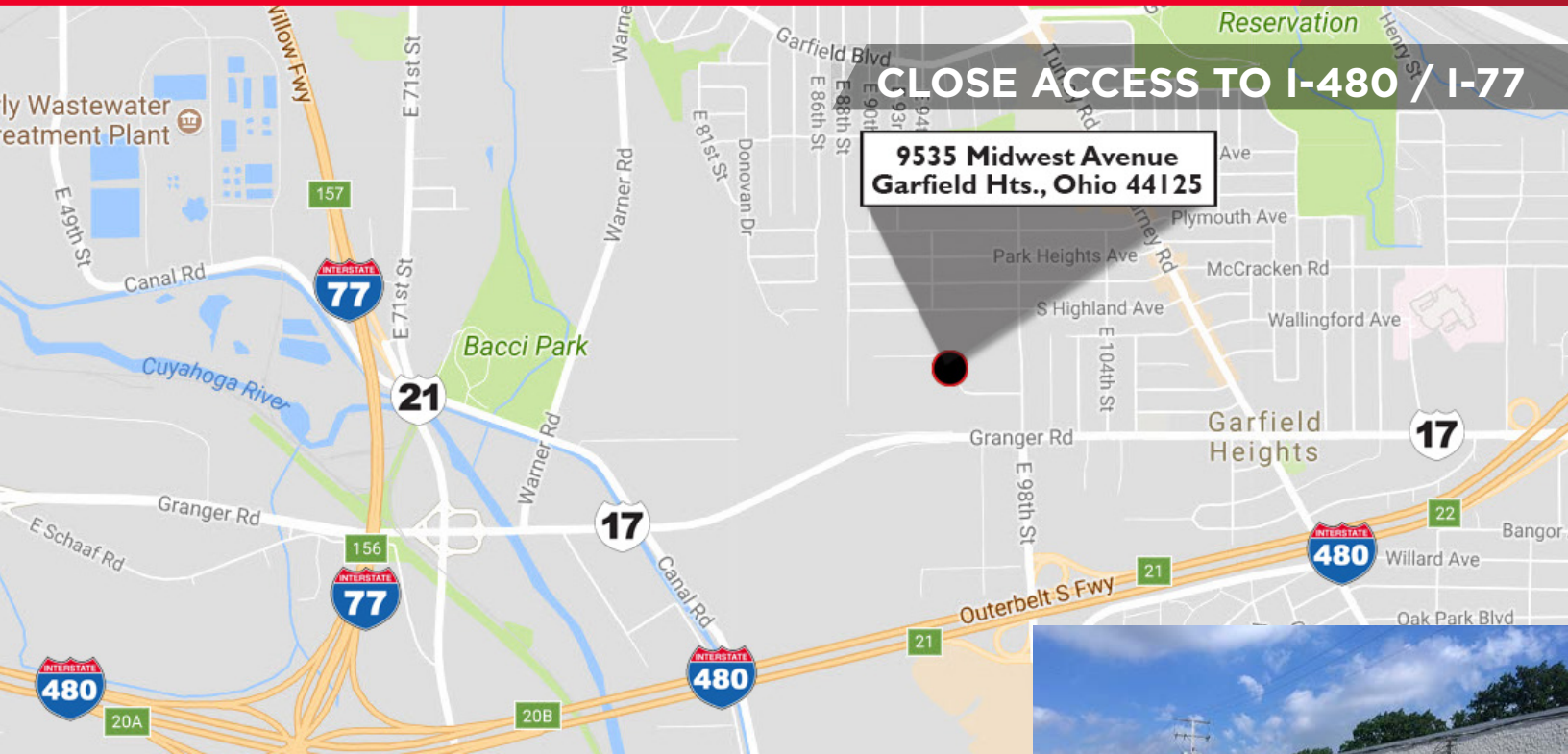
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- Building totals 48,000 SF and is situated on 4.91 acres.
- Units can range from 4,000 up to 28,000 SF.
- Excellent User/Investor Opportunity.
- Conversion back to multi-tenant facility or single user industrial facility.
- Utilities separately metered for ten (10) units.
- Centrally located at I-77 and I-480 minutes from the Rockside Road Corridor, Downtown Cleveland and Cleveland Hopkins International.



Available Unit For Lease

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	DOCKS	DID's
1-7	4,000-28,000 SF	11,270	17,253 SF	Four (4)	Eight (8)

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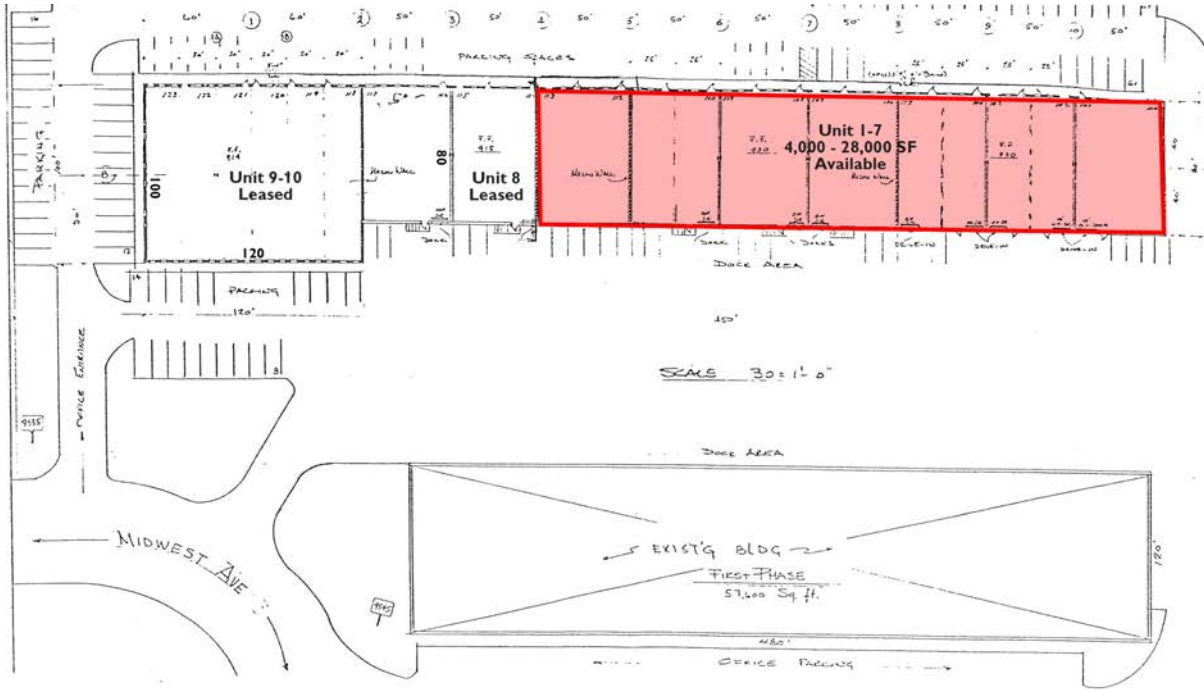
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Floor Plan & Aerial



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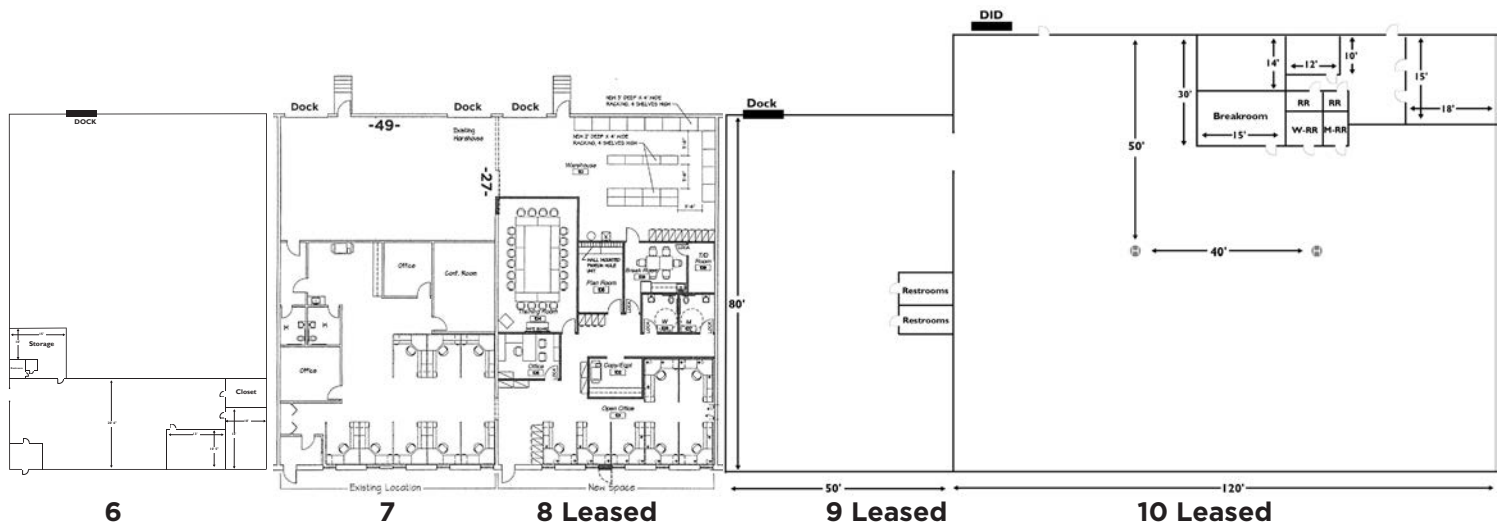
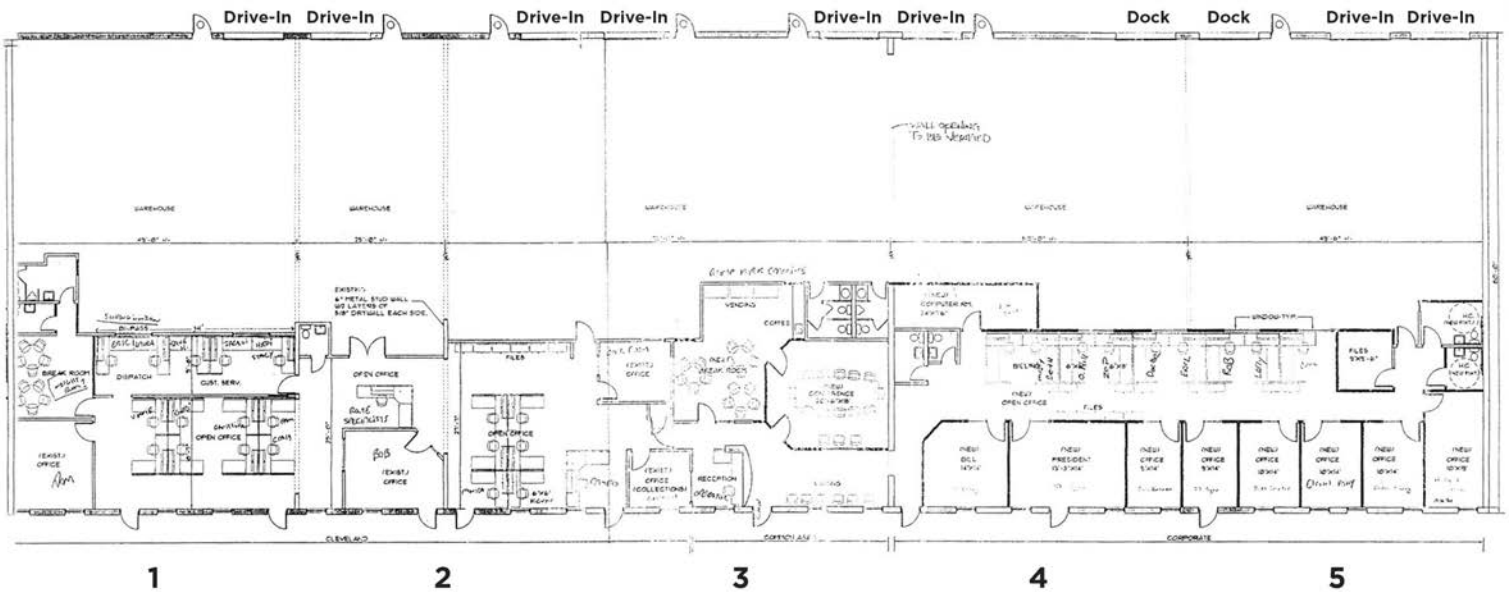
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Floor Plan



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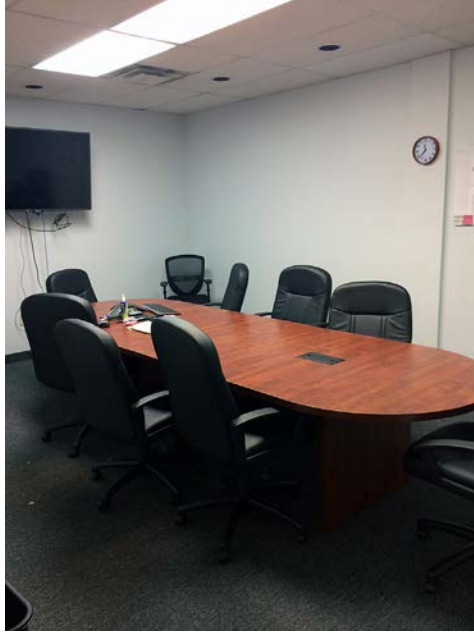
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