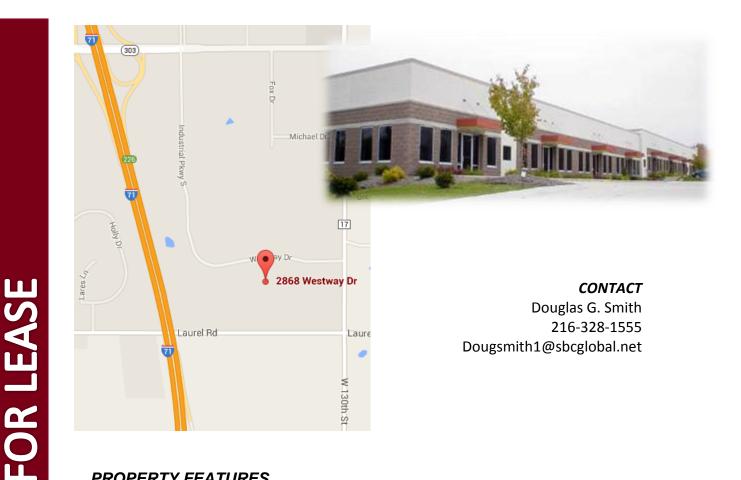


Brunswick South Business Park 2868 Westway Drive Brunswick, Ohio

Pinnacle Real Estate Services, LLC



PROPERTY FEATURES

- > 4800 SF Flex space available; 4400 of office, 400 warehouse, \$3000/month+ utilities
- Each phase consists of 9,600 SF. Each bay is 2,400 SF (30' x 80')
- Build to suit office space
- > Rental rate \$10.50/SF Gross Office; \$5.50/SF Gross Warehouse
- Rental adjustments increases in taxes and insurance over base year
- Five year lease term
- One drive-in door per 2,400 SF
- ➤ 16 ft clearance
- Located just off I-71 and Rt. 303 in Brunswick.

Pinnacle Real Estate Services, LLC | 4807 Rockside Road, Suite 270 | Independence, OH 44131 | www.PinnacleCleveland.com The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors and omissions.