



Pinnacle Real Estate Services, LLC

Brunswick South Business Park 2868 Westway Drive Brunswick, Ohio

FOR LEASE



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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.