



FOR LEASE

150 Parker Court
Chardon, Ohio 44024

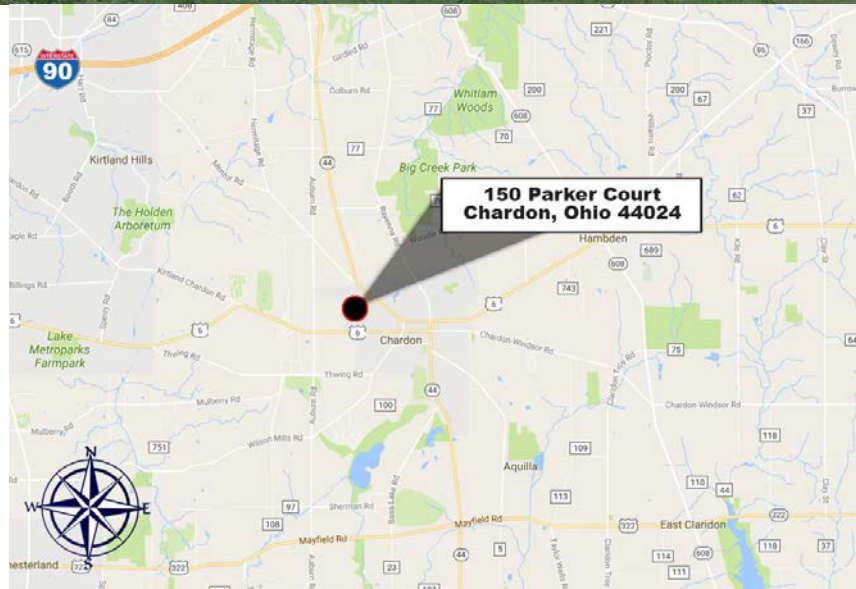
18,400 SF CRANED BUILDING



**18,400 SF Freestanding Facility
Four (4) Cranes: 1-15-ton & 3-5-ton
Lease Price: \$4.25 Gross**

Property Specifications

TOTAL SF	18,400 SF
OFFICE SF	2,000 SF
INDUSTRIAL SF	16,400 SF
LAND	2.87 acres
CONSTRUCTED	1973
REFURBISHED	1980
CONSTRUCTION	Concrete
CEILING HEIGHT	25' 6" - 25' 6"
DRIVE-IN DOORS	Three (3) 17' x 16'
SPRINKLER	No
LIGHTING	Fluorescent
HEAT	Infrared
AIR-CONDITIONING	Office
ROOF	EPDM
POWER	1200A / 480V / 3P



Fred W. Christie, SIOR

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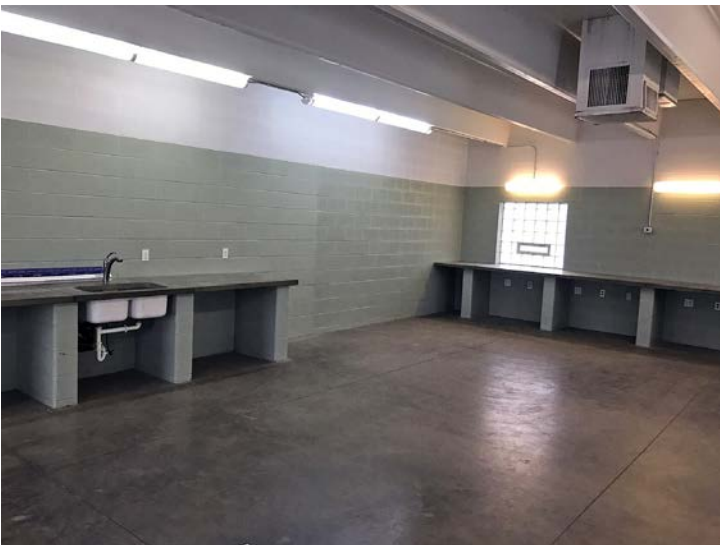
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Photos



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Profile 1 of 1

Summary (33858)



150 PARKER COURT

150 Parker Court
Chardon, OH 44024

County:	Geauga
Market:	SE-Z3
Sub Market:	Geauga County Area
Land Size (Acres)	2.87 Acres
Available SF:	18,400 SF
Building SF:	18,400 SF
Industrial SF:	16,400 SF
RSF:	18,400 SF
Office SF:	2,000 SF

General Listing/Transaction Information

Asking Price:	\$695,000.00 \$37.77 Per SF
Asking Rate:	\$4.25 GROSS
Transaction Type:	Lease

Parking

Parking Comments:	Ample Concrete Parking
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Loading & Doors

# GL/DID:	3
GL/DID Dim. (H x W)	17x16
Total Doors:	3

Contacts

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

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Single-Tenant
Year Built:	1973
Year Refurbished	1980
ConstructionType:	Concrete
Exterior Type:	Concrete
Roof Type:	EPDM
Deck Type:	Concrete
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	No
Heat:	Infrared
AC:	Office
Ceiling Ht:	25' 6" (Min) 25' 6" (Max)

Utilities

Power:	480 v 1200 a 3 p
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Site

Land SF:	125,017 SF
Parcel Number:	10-154450

Crane

# Cranes:	4
Capacity Tons (Min)	5
Capacity Tons (Max)	15
Hook Ht.:	20
Clearance:	20
Crane Comments:	One (1) - 15-ton crane Three (3) - 5 ton cranes

Comments

Listing Comments: Freestanding industrial crane building located in Northeast Suburb of Cleveland (Chardon). Building offers drive-thru capabilities with 3 large drive-in doors, 4 cranes: 1 15-ton and 3 5-ton and one large yard.