

**AVAILABLE
FOR LEASE**
30,000 SQ. FT.

26350

BROADWAY AVE
OAKWOOD VILLAGE, OHIO



PROPERTY HIGHLIGHTS

- 30,000 SF with 600 SF office area available for lease
- Located on 6.02 acres
- Ten (10) docks
- T-5 lighting, ESFR sprinkler
- 24'-27' clear height
- Built in 2003
- 50' x 50' column spacing
- Excellent location near I-480, I-271 and Route 8 (Northfield Road)



LEASE RATE
\$5.25/SF NET

ROBERT WETZEL

Vice President
216.525.1486

rwetzel@crescorealestate.com

MATTHEW E. BEESLEY, SIOR

Principal
216.525.1466

mbeesley@crescorealestate.com

3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com

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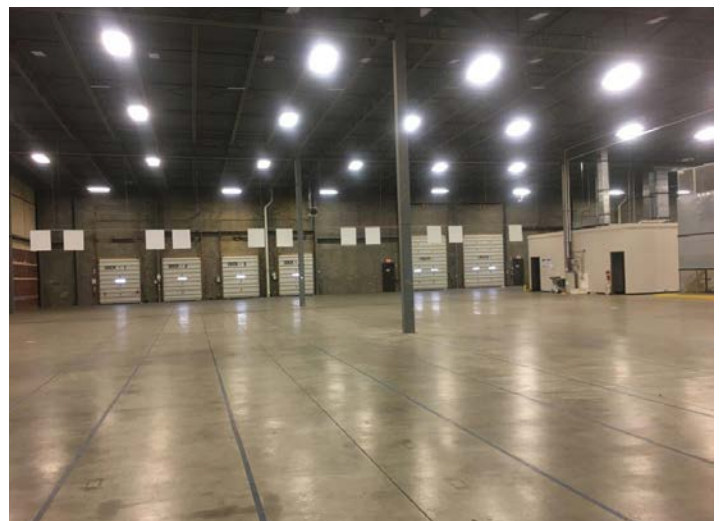
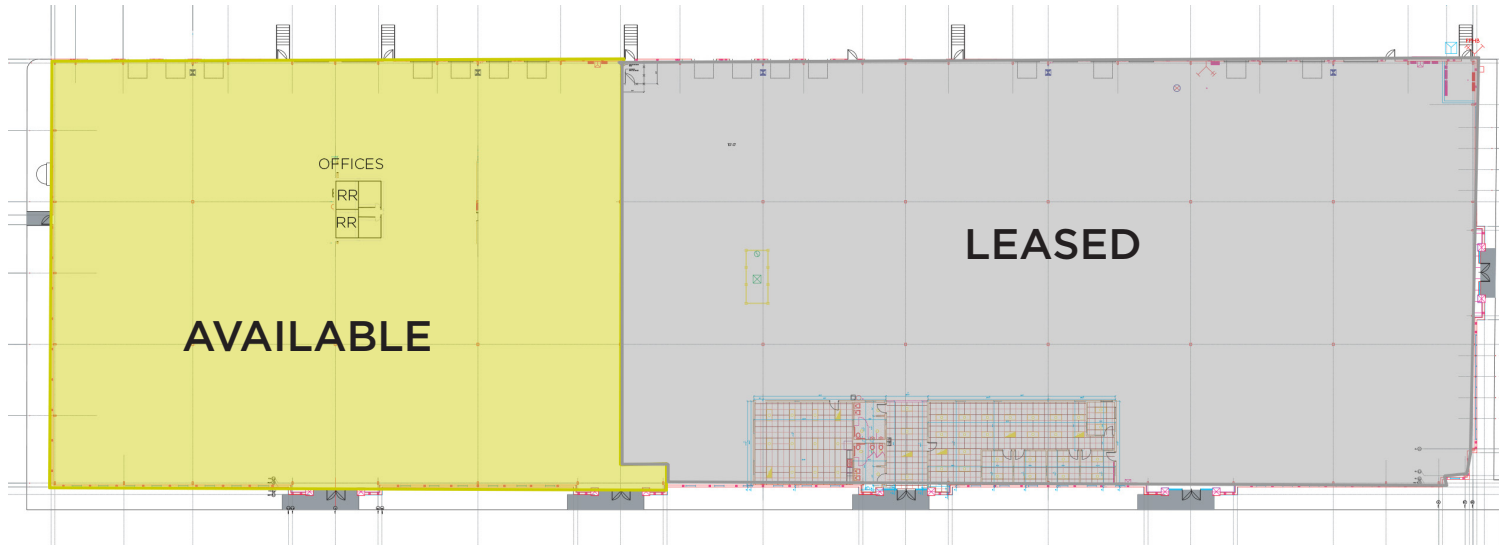
**CUSHMAN &
WAKEFIELD**



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BUILDING LAYOUT



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**CUSHMAN &
WAKEFIELD**



Summary (32957)



26350 BROADWAY AVE 26350 Broadway Ave. Oakwood Village, OH 44146

Business Park:	Broad Oak Business Campus I
County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	6.02 Acres
Available SF:	30,000 SF
Building SF:	75,000 SF
Industrial SF:	29,400 SF
Office SF:	600 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Warehouse
Floors:	1
Multi-Tenant:	Multi-Tenant
Year Built:	2003
ConstructionType:	Masonry
Roof Type:	Ballasted Rubber
Floor Type:	Concrete
Floor Thickness:	7"
Lighting Type:	T-5
Sprinkler:	ESFR
Ceiling Ht:	24' (Min) 27' (Max)
Bay Size:	50' (Width) 150' (Depth)
Column Spacing:	50x50

General Listing/Transaction Information

Asking Rate:	\$5.25 NNN Per Year
Min Avail SF:	30,000 SF
Max Contig SF:	30,000 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

# Spaces:	139
Parking Ratio:	1.85/1000

Loading & Doors

#DH/Truck-level Doors:	10
Total Doors:	10

Contacts

Listing Broker(s)	Robert Wetzel CRESCO Real Estate 216.525.1486 rwetzel@crescorealestate.com Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com
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Utilities

Power:	480 v 800 a 3 p
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Site

Land SF:	262,231 SF
Parcel Number:	795-33-014
Zoning:	Industrial

Crane

# Cranes:	0
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Comments