

16855 Foltz Industrial Parkway

# 15,030± SF Office/Warehouse Building For Sale

Strongsville, Ohio 44149 (Cuyahoga County)

**\$995,000.00**  
Offer Good for a  
Limited Time

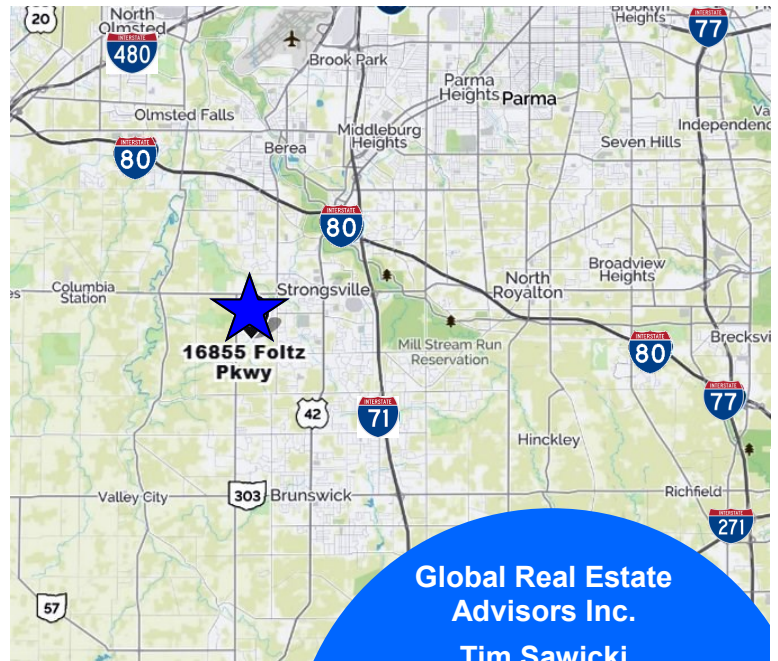


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## Property Features:

- 15,030± SF Total Building
- 8,710± SF Office
- 6,320± SF Warehouse
- 6.046± Acres – Inclusive of a 2± Acre Environmental Easement
- Brick/Block Construction Built in 2005
- Ample Parking
- Two (2) Docks, One (1) Grade Level Door
- 18' Ceiling Height
- High End Finished Offices
- Fifteen (15) Private Offices
- Three (3) Bullpens
- Three (3) Conference Rooms
- One (1) Large Kitchenette
- One (1) IT Room with Fiber Optic
- Power: 600 amp 208V/120V 3-Phase 4 Wire
- Zoned GI - General Industrial

**For Sale at \$995,000.00** (Offer Good until Oct. 31, 2018)  
**For Lease or Sublease**



Global Real Estate  
Advisors Inc.

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# GLOBAL

[www.GlobalCommercialRE.com](http://www.GlobalCommercialRE.com)

8585 East Ave., Mentor, Ohio 44060

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Two (2) Docks

One (1) Grade Level Door

Ample Parking

IT Room with Fiber Optic



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Bull Pen



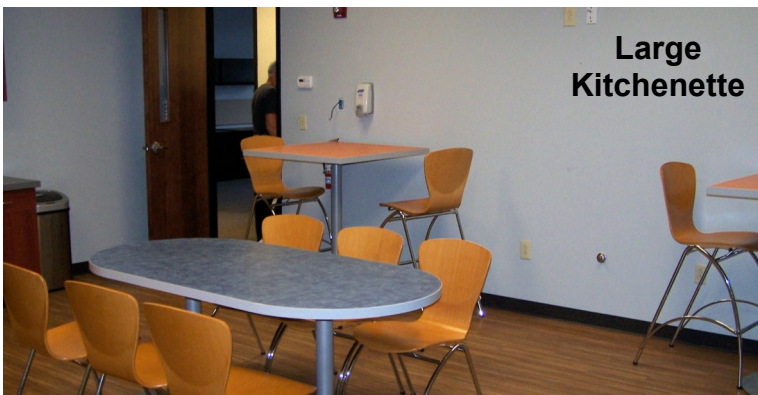
Conference Room



Offices



Offices



Large Kitchenette



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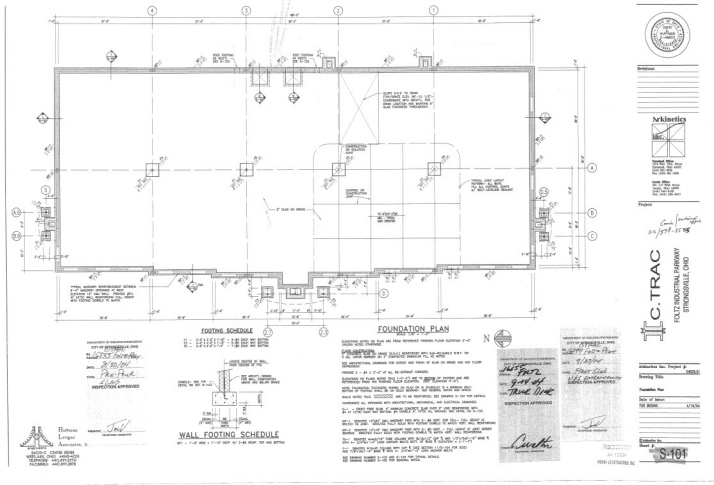
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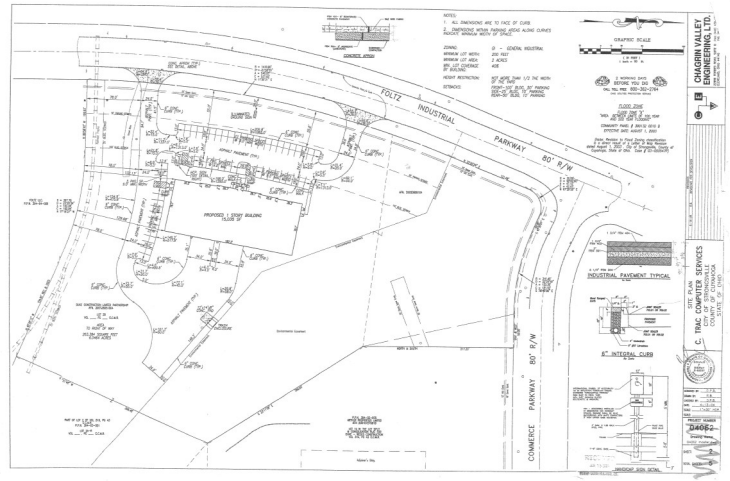
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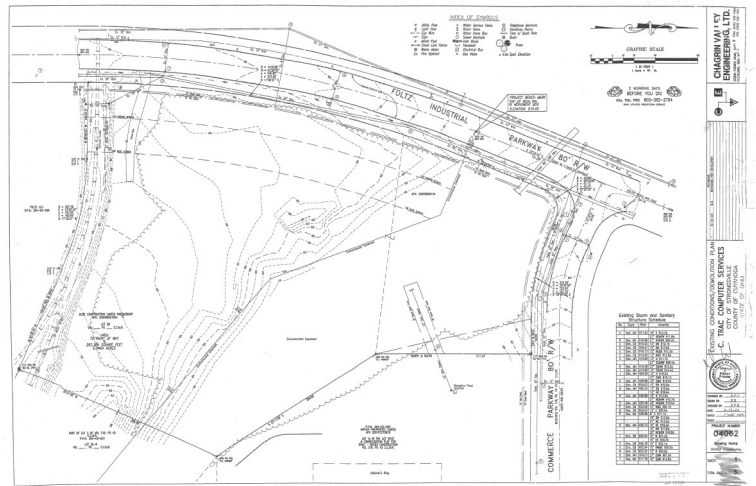
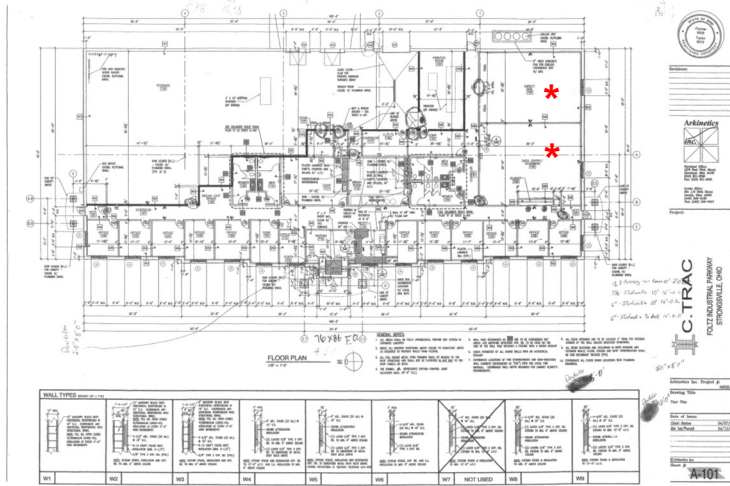
Foundation Plan

Floor Plan



Site Plan

Elevation and Easement Plan



\* 3 Additional Offices Built Out in the Data Entry & Direct Mail Areas



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