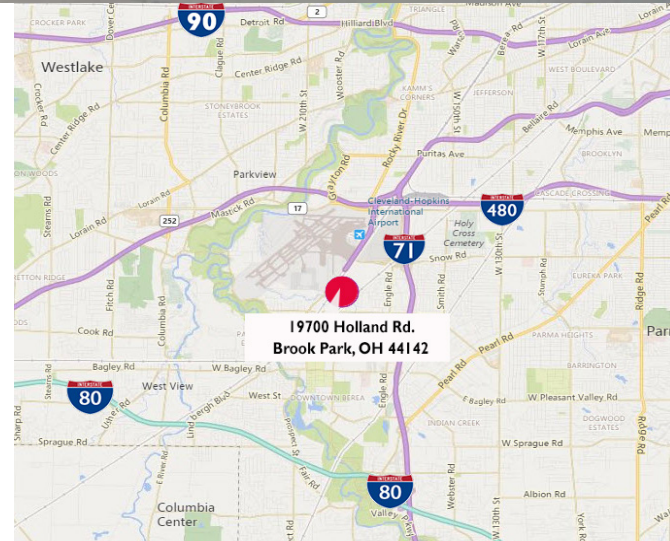


**Best Rate
In the
Market**



TOTAL SF	54,771 SF
OFFICE	2,112 SF
WAREHOUSE	52,659 SF
LAND	3.00 acres
CONSTRUCTION	Masonry/Block
CEILING HEIGHT	19'/20'
LIGHTING	T-8 w/motion sensors (partial)
ROOF	EPDM (2009)
DOCKS	7
DRIVE-IN DOORS	2
SPRINKLER	Dry
HEAT	Overhead Gas



- Located minutes from Cleveland Hopkins Airport & main interstates
- Tenant pays building insurance, CAM and all utilities.
- Real estate taxes over a base year

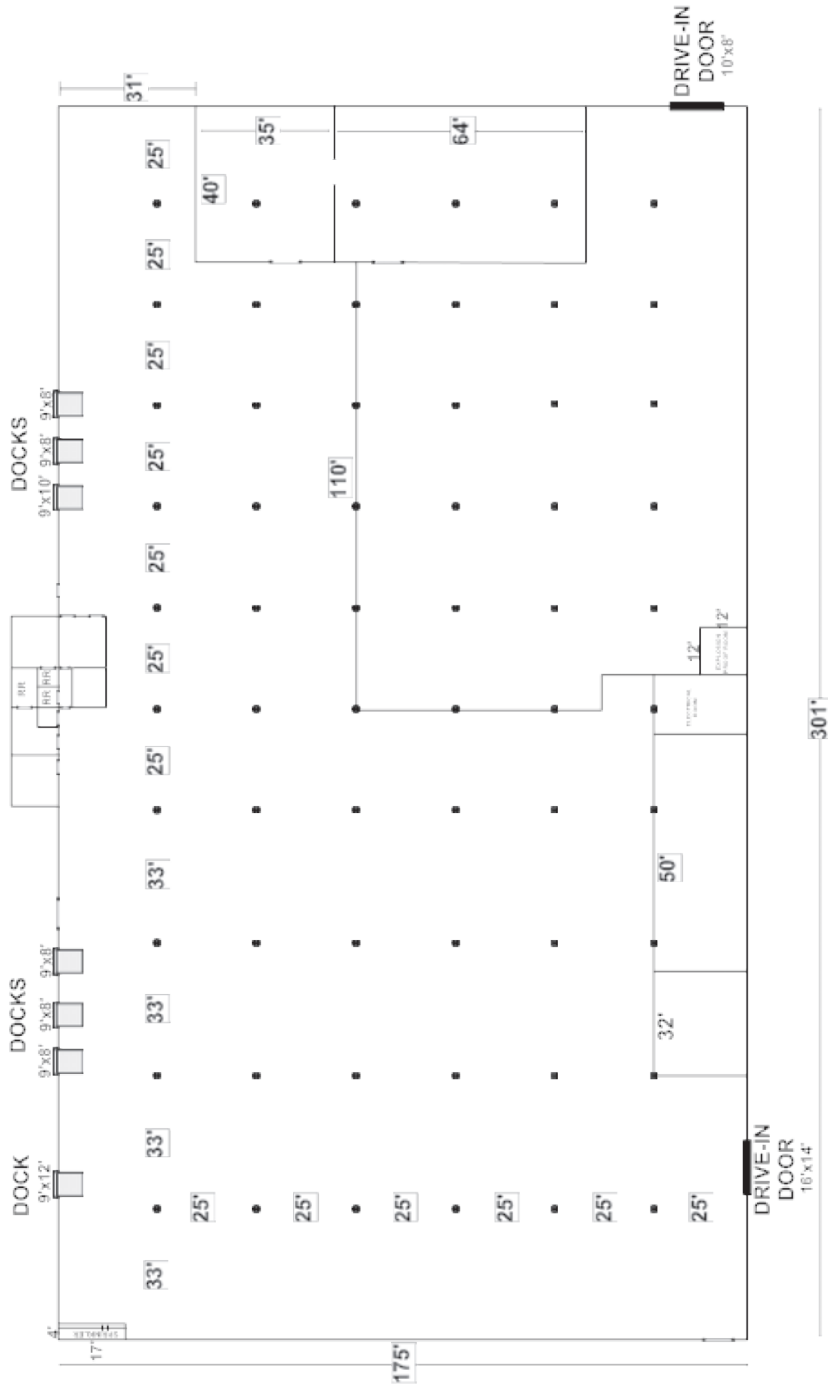
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8/7/2018

Profile 1 of 1

Summary (35614)



19700 HOLLAND ROAD

19700 Holland Rd.
Brook Park, OH 44142

County:	Cuyahoga
Market:	SW-Z1
Sub Market:	I-71/I-480/Airport Area
Land Size (Acres)	3 Acres
Available SF:	54,771 SF
Building SF:	54,771 SF
Industrial SF:	52,659 SF
Office SF:	2,112 SF

General Listing/Transaction Information

Asking Rate:	\$2.75 NN
Transaction Type:	Lease

Parking

Parking Comments:	Lot is concrete and asphalt. Ample front and rear parking. Lot shared with Bridgestone.
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Loading & Doors

# Ext. Docks:	7
# GL/DID:	2
GL/DID Dim. (H x W)	10' x 8'; 16' x 14'
Total Doors:	2

Loading & Doors Comments:	Five (5) docks are 9' x 8'. One (1) dock is 9' x 10'. One (1) dock is 9' x 12'.
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Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com
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Matthew Beesley
CRESCO Real Estate
216.525.1466
mbeesley@crescorealestate.com

Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Construction Type:	Masonry/Block
Roof Type:	EPDM
Floor Type:	Concrete
Lighting Type:	T-8
Sprinkler:	Dry
Heat:	Overhead Gas Unit
Ceiling Ht:	19' (Min) 20' (Max)
Column Spacing:	25'x25'; 25'x33'

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland

Site

Land SF:	130,680 SF
Zoning:	IND-U-5A

Crane

Comments

Listing Comments: Building is located minutes from Cleveland Hopkins Airport. Close to numerous interstates. Tenant pays building insurance, CAM & all utilities. Real estate taxes over a base year.