

**LOCATED WITHIN MINUTES
OF I-271, I-480 AND I-77**



Property Specifications

TOTAL SF	103,830 SF
OFFICE SF	7,500 SF
WAREHOUSE SF	96,330 SF
LAND	9.82 acres
CONSTRUCTED	1963
REFURBISHED	1971
CONSTRUCTION	Masonry
CEILING HEIGHT	14' - 18'
DRIVE-IN DOORS	Four (4)
DOCKS	Six (6)
LIGHTING	T-8
HEAT	Overhead Gas / Radiant
AIR-CONDITIONING	Office
ROOF	Flat / Rubber
POWER	1200A / 240V / 3P
PARKING	160 spaces
SALE PRICE	\$1,800,000.00
LEASE RATE	\$2.00 NNN



This 103,830 SF building in Maple Heights is located just minutes from I-271, I-480, and I-77. The property can fit a wide range of sizes and uses. It is divisible down to 17,580 SF, up to the entire building. The center two bays (B & C) totaling approximately 41,000 SF, are open space with no columns. It is situated on 9.82 acres, which allows for additional storage or yard usage. The building's many amenities include heavy power, new lighting, overhead gas/radiant tube heating, four drive-in doors, six docks, and 160+ parking spaces. If needed, owner will add sprinkler system.

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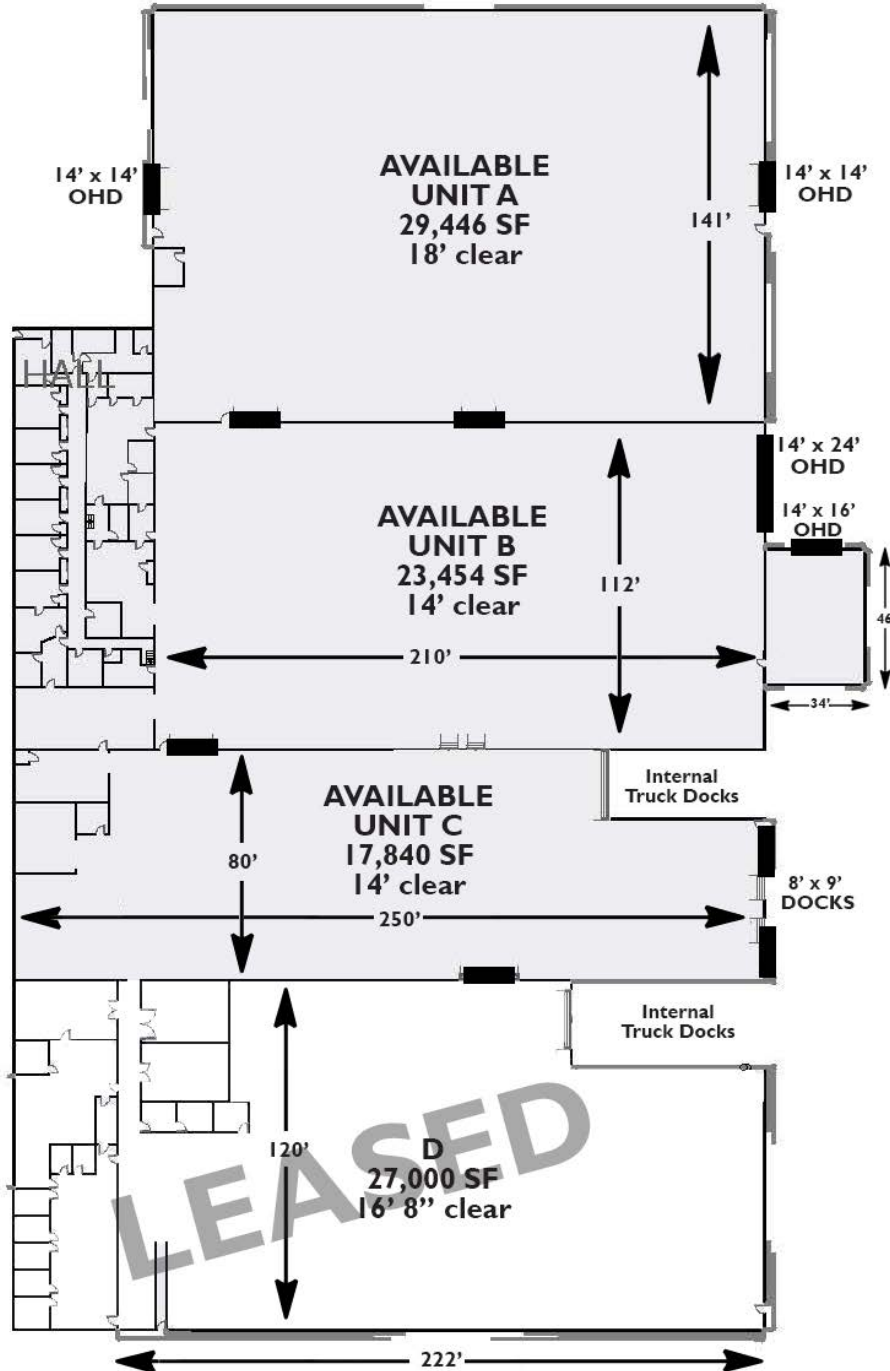
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Floor Plan



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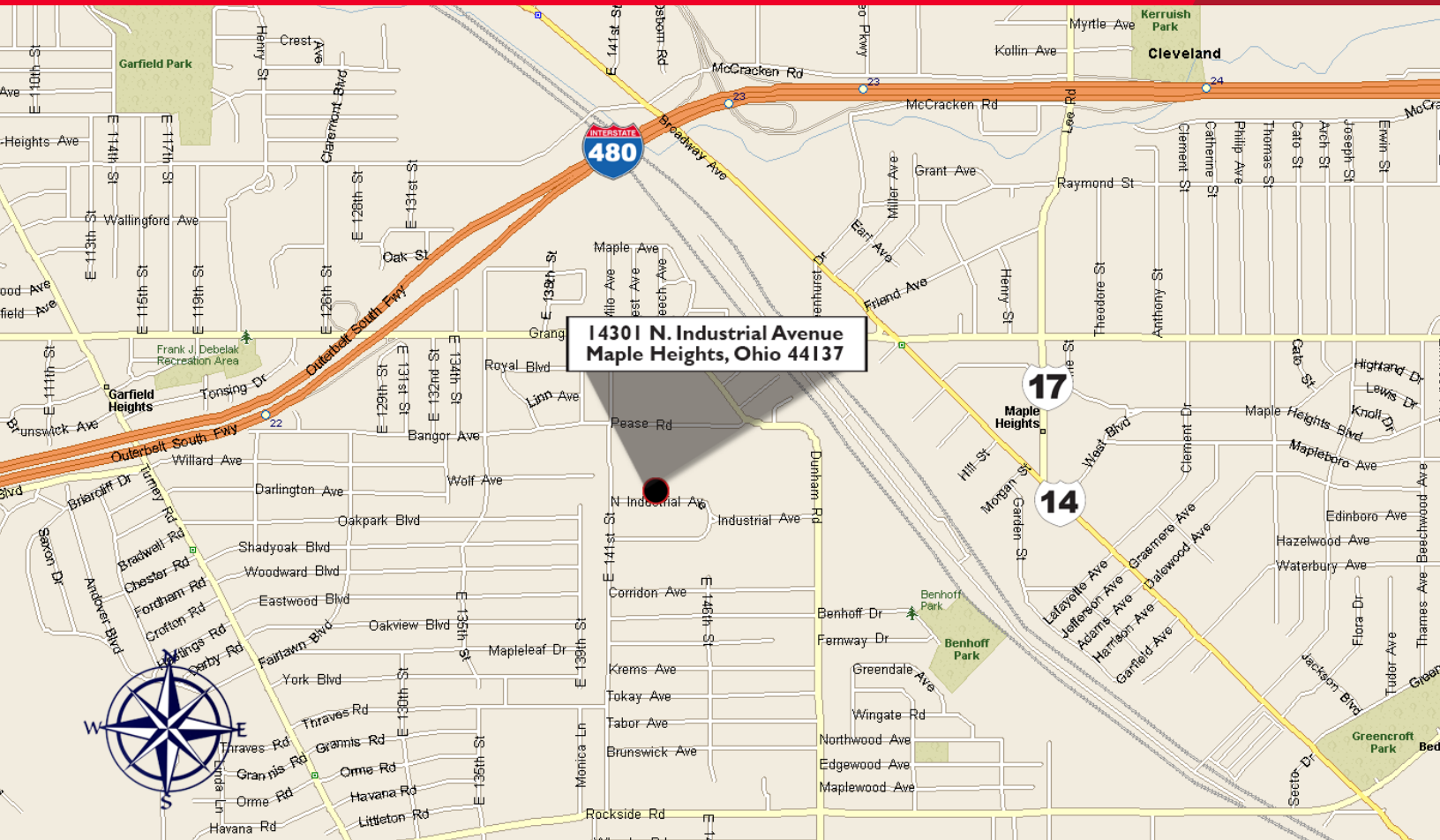


**CUSHMAN &
WAKEFIELD**



FOR SALE / LEASE

**14301 N. Industrial Avenue
Maple Heights, Ohio 44137**



Available Units For Lease

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	TRUCK DOCKS	DRIVE-IN DOORS
A	29,446 SF	-0-	29,446 SF	-0-	Two (2) 14'x14'
B	23,454 SF	-0-	23,454 SF	-0-	Two (2) 14'x16' & 14'x24'
C	17,840 SF	-0-	17,840 SF	Two (2) 8'x9' + Two (2) Interior	-0-
Office	5,000 SF	5,000 SF	-0-	-0-	-0-

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Photos



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