

## INDUSTRIAL CONDO

**1,800 SF End Unit  
Available**

### Property Highlights

- CMC Condominiums
- Unit B-12
- End Unit
- 1,800 SF available
- 600 SF warehouse
- 1,200 SF office
- One (1) drive-in (10'x10')
- Close proximity to I-480
- 14'6" clear height
- 100% AC
- 480V / 100A / 3PH
- Maintenance fee includes: Association insurance, reserve fund, city water, landscaping, snow removal



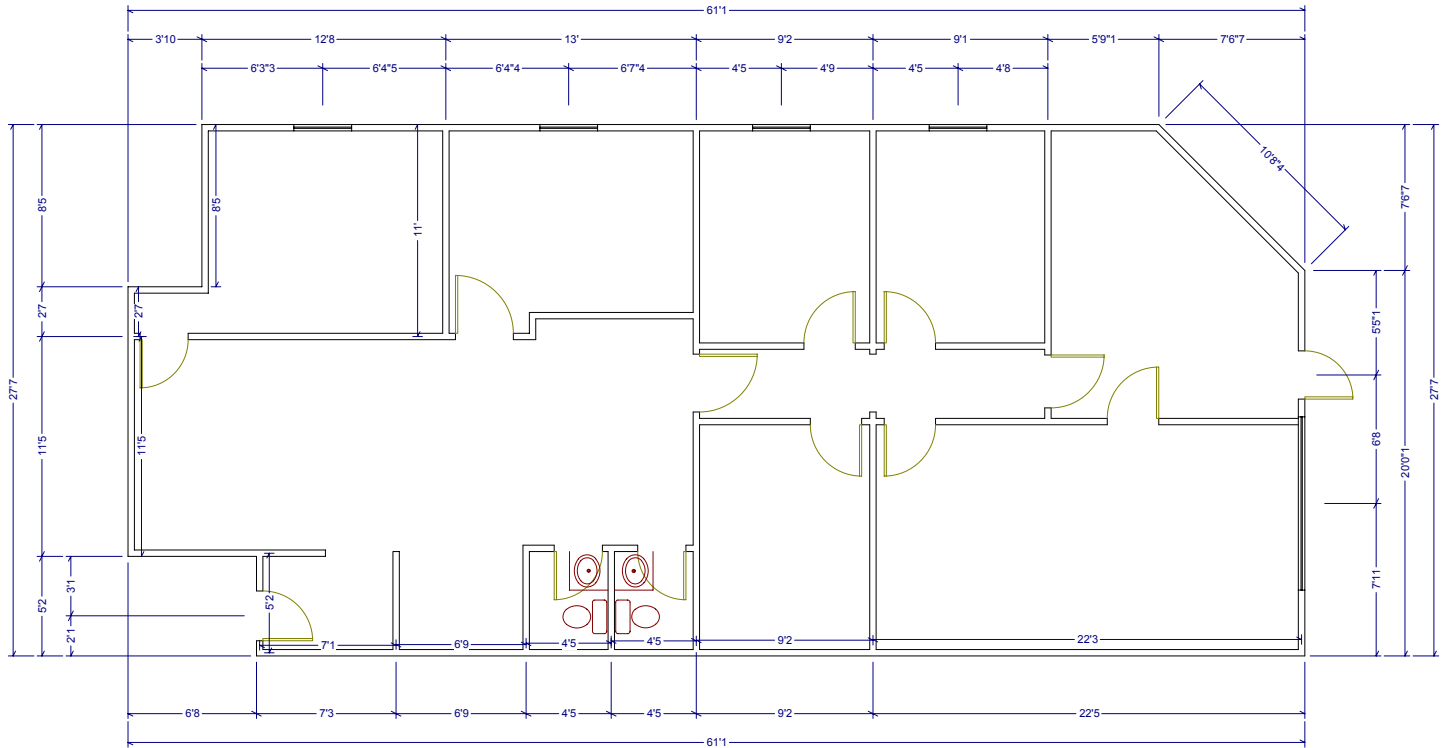
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3 Summit Park Drive,  
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Cleveland, Ohio 44131  
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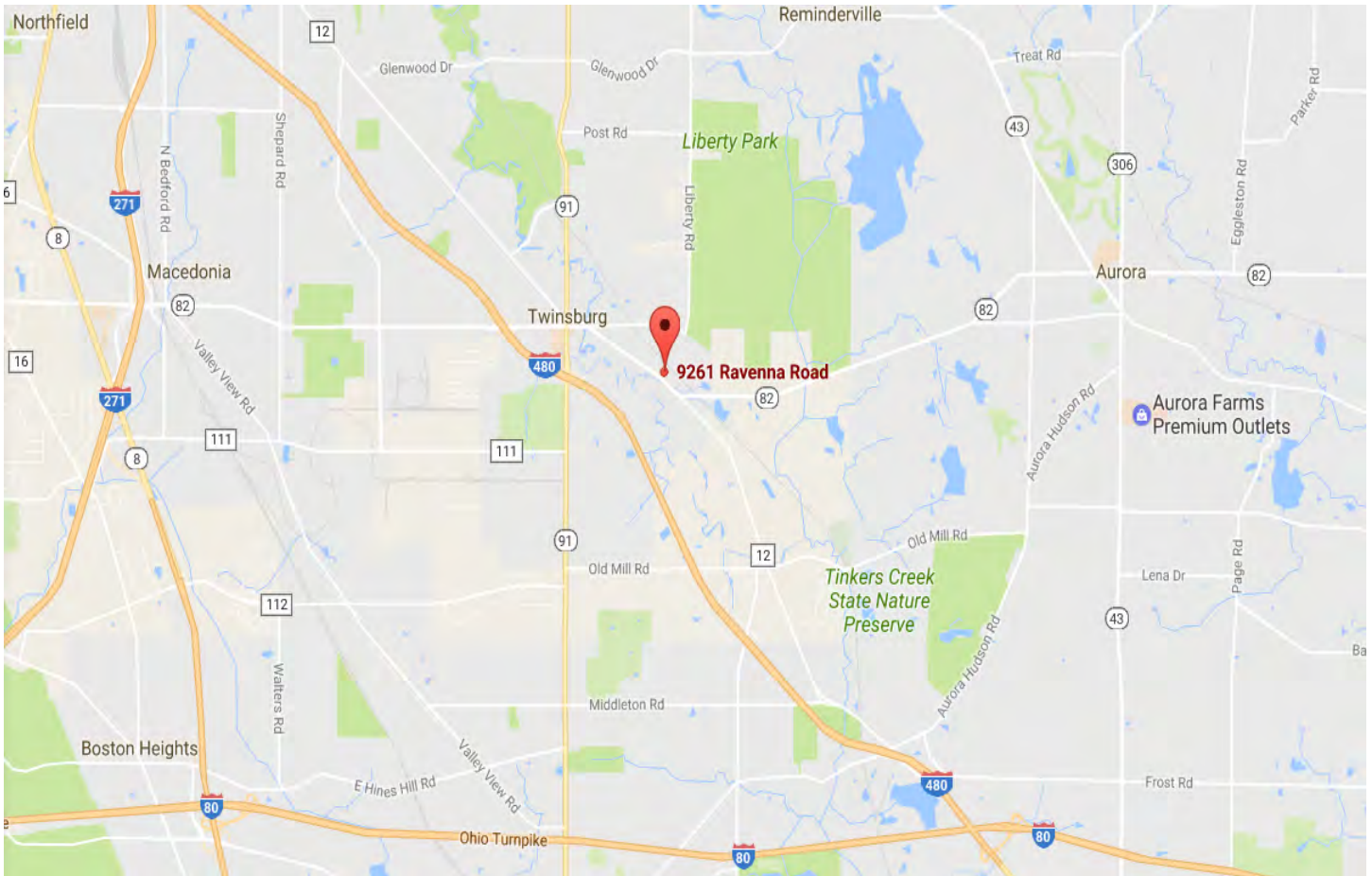
**Floor Plan**



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Map



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Profile 1 of 1

## Summary (33282)



**9261 RAVENNA ROAD  
Unit B12**  
9261 Ravenna Rd.  
Twinsburg, OH 44087

<b>Business Park:</b>	CMC Condominiums
<b>County:</b>	Summit
<b>Market:</b>	SE-Z2
<b>Sub Market:</b>	Summit County North/Portage County
<b>Available SF:</b>	1,800 SF
<b>Building SF:</b>	1,800 SF
<b>Industrial SF:</b>	600 SF
<b>Office SF:</b>	1,200 SF

### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Light Industrial
<b>ConstructionType:</b>	Block
<b>Floor Type:</b>	Concrete
<b>Lighting Type:</b>	Fluorescent
<b>Sprinkler:</b>	No
<b>Heat:</b>	HVAC
<b>AC:</b>	100%
<b>Ceiling Ht:</b>	14' 6" (Max)

### General Listing/Transaction Information

<b>Asking Price:</b>	\$90,000.00 \$50.00 Per SF
<b>Asking Rate:</b>	\$6.75 MG Per Year
<b>Transaction Type:</b>	Lease/Sale

### Utilities

<b>Gas:</b>	Dominion
<b>Water:</b>	City of Cleveland
<b>Sewer:</b>	City
<b>Power:</b>	480 v 100 a 3 p
<b>Broadband:</b>	Available

### Parking

<b># Spaces:</b>	60
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### Loading & Doors

<b># GL/DID:</b>	1
<b>GL/DID Dim. (H x W)</b>	10 x 10
<b>#DH/Truck-level Doors:</b>	0
<b>Total Doors:</b>	1

### Site

<b>Parcel Number:</b>	64-04362
<b>Zoning:</b>	Lite Industrial

### Contacts

<b>Listing Broker(s)</b>	Robert Wetzel CRESCO Real Estate 216.525.1486 rwetzel@crescorealestate.com
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### Crane

### Comments