



NICKLOS & COMPANY INC.
COMMERCIAL REAL ESTATE SERVICES

OFFICE/WAREHOUSE AVAILABLE for LEASE



- Location:** 7864 Root Road, North Ridgeville, Ohio 44039
- Space Available:** 4,500sf (2,500sf office & 2,000sf of warehouse the owner can remove 8,00sf of office to add it to the warehouse)
- Rent:** \$9.00nnn office \$5.50nnn warehouse
- Utilities:** Metered
- Drive-in Door:** 1 (10 x14)
- Ceiling Height:** 16
- Parking:** Ample
- Power:** 208
- Heat:** Radiant
- Contact:** Mike Nicklos
Nicklos & Company
Cell 216-272-9252

The information submitted is not guaranteed. Although from reliable sources, it is subject to errors, omission, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the condition or compliance of the property with zoning, safety, environmental or other laws or regulations of such matters.