



# FOR LEASE

5700 Lee Road South  
Maple Heights, Ohio 44137

## WAREHOUSE/DISTRIBUTION



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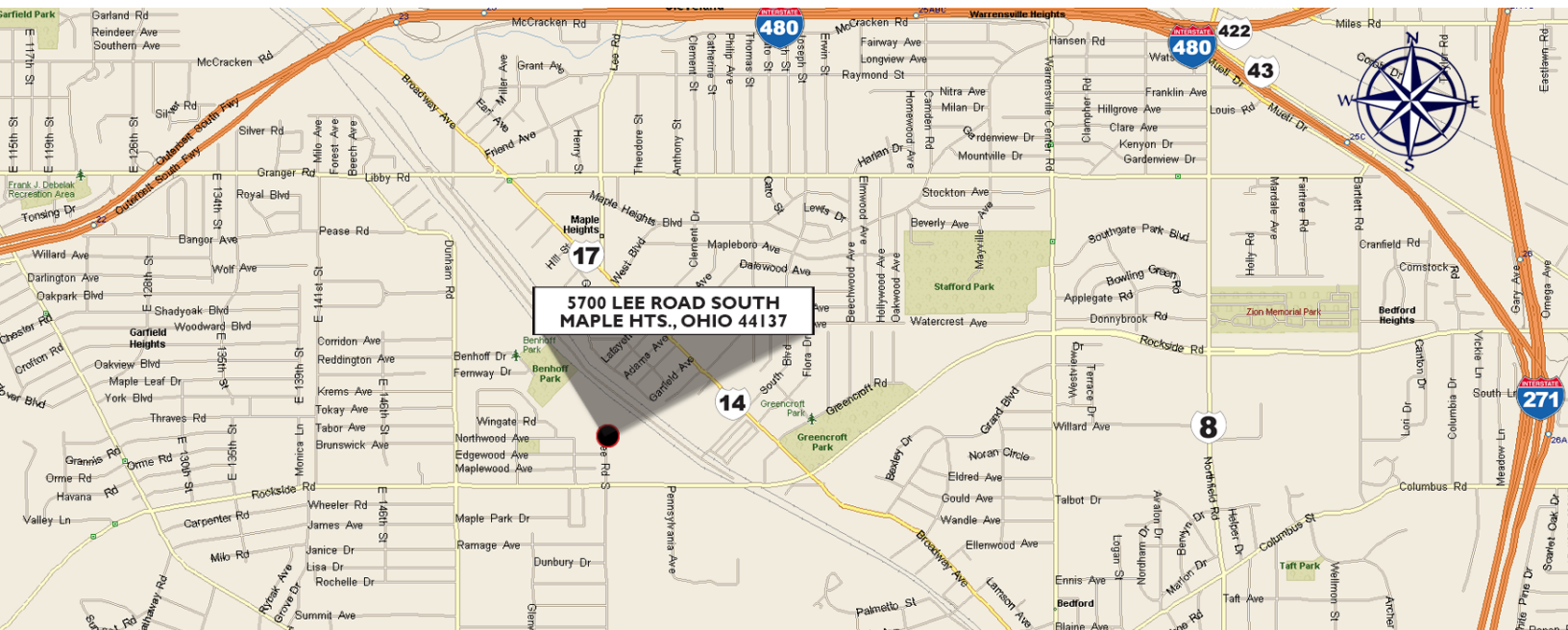
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- Ease of access to I-480 and I-271.
- Twenty (20) docks.
- The space is ideally suited for a warehouse and distribution operations with 23' ceiling height.
- Office available separate from warehouses.

## Property Specifications

AVAILABLE SF	40,606 SF
OFFICE	1,250 SF
WAREHOUSE	39,356 SF
LAND	25.01 acres
CEILING HEIGHT	23'
YEAR CONSTRUCTED	1974
CONSTRUCTION	Concrete / Metal
DOCKS	Twenty (20)
LIGHTING	Sodium Vapor / Fluorescent
HEAT	Overhead Gas Unit
SPRINKLER	Wet
ROOF	Flat
POWER	3000A / 277/480V / 3P
COLUMN SPACING	36' x 40'
ASKING LEASE RATE	\$3.50 NNN



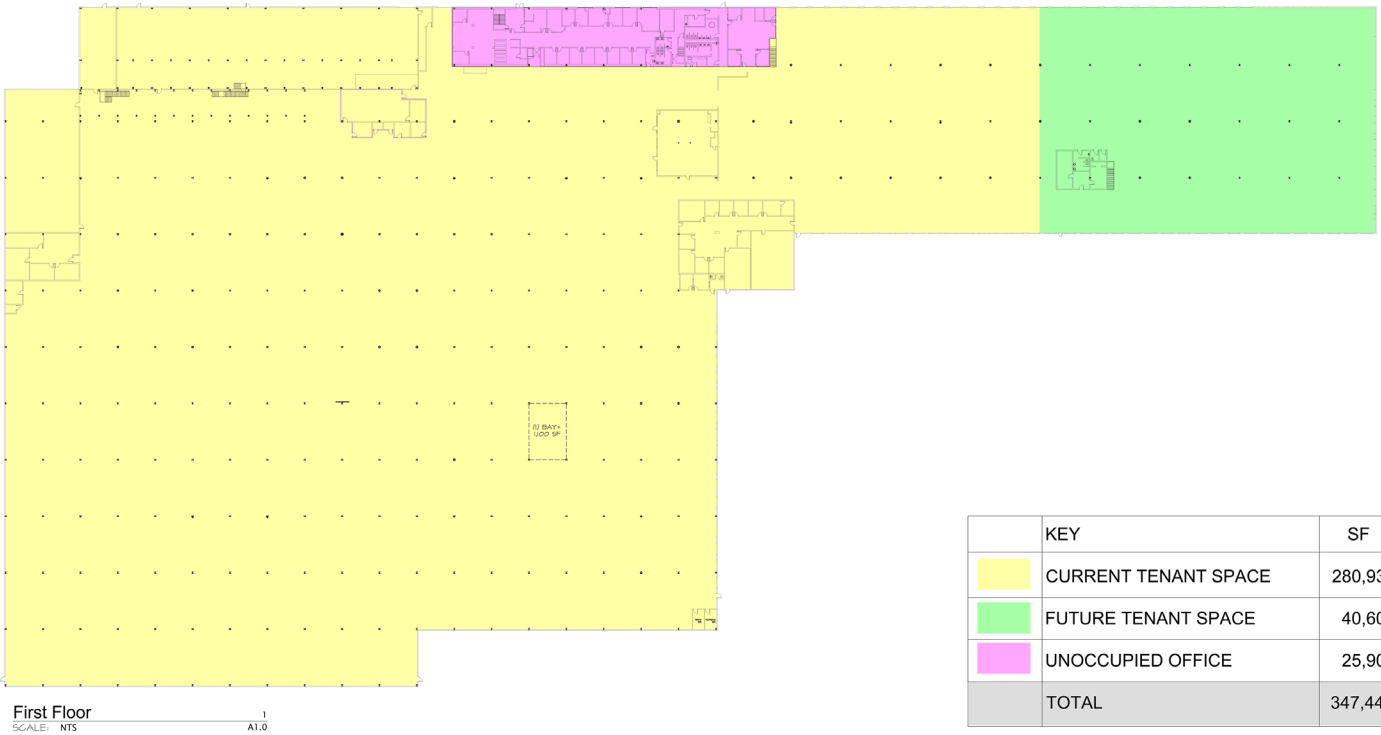
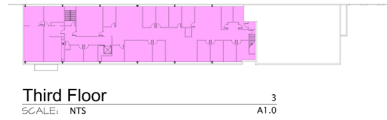
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

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## Floorplan



	KEY	SF
	CURRENT TENANT SPACE	280,934
	FUTURE TENANT SPACE	40,606
	UNOCCUPIED OFFICE	25,908
	<b>TOTAL</b>	<b>347,448</b>

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