

# FOR LEASE

## 8190 Roll and Hold Parkway MACEDONIA, OHIO 44056

### FORMER STEEL DISTRIBUTION BUILDING WITH AMENITIES



### Property Specifications

BUILDING TOTAL SF	145,000 SF
AVAILABLE SF	48,668 SF
OFFICE SF	8,238 SF (renovated 2012)
INDUSTRIAL SF	40,430 SF
LAND	15.15 acres
CONSTRUCTED	1995
CONSTRUCTION	Metal / Masonry
CEILING HEIGHT	34' 2" - 40'
DRIVE-IN DOORS	One (1) - 14' x 16'
DOCKS	Two (2)
LIGHTING	T-8
HEAT	Air Rotation
POWER	200A / 480V / 3 P (more power available)
LEASE RATE	\$4.95 NNN

# 48,668 SF AVAILABLE

## 100' Clear Span

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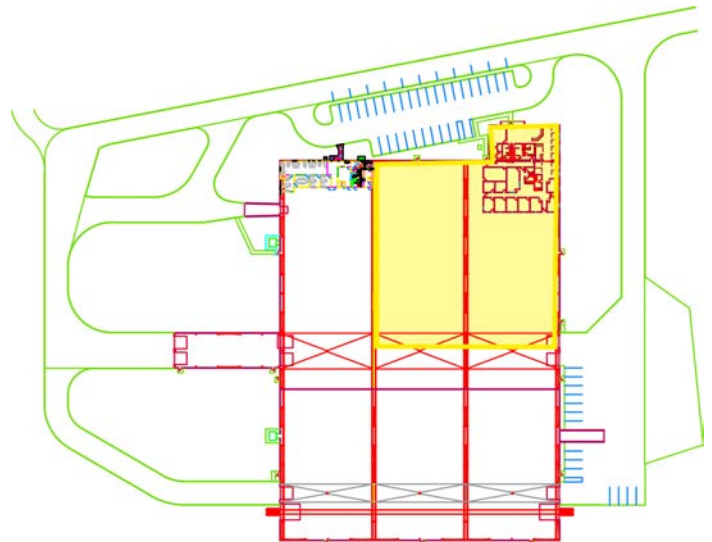
## 8190 Roll and Hold Parkway MACEDONIA, OHIO 44056

## Aerial



### Property Highlights

- High image multi-tenant industrial facility
- 48,668 SF available with 8,238 SF of renovation office (2012) and 40,430 SF of warehouse space
- 34' 2" to 40' clear height
- **Crane rails in place with 35 ton capacity and 25' clear height. 100' clear span**
- T-8 lighting in warehouse
- One (1) drive-in door (14' x 16')
- Two (2) docks
- Great location with easy access to I-271, I-480 and I-80 The Ohio Turnpike



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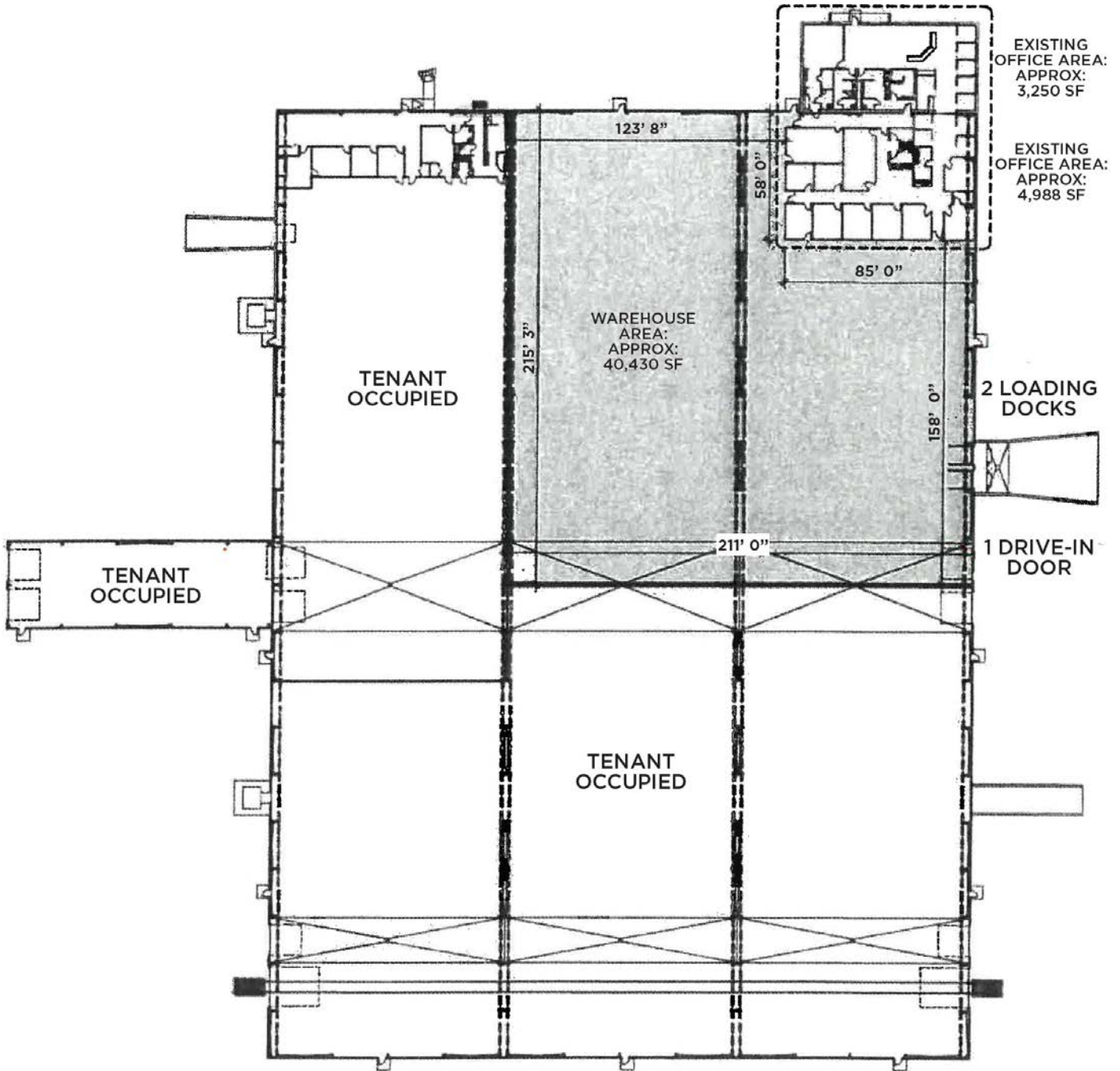
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## Floorplan



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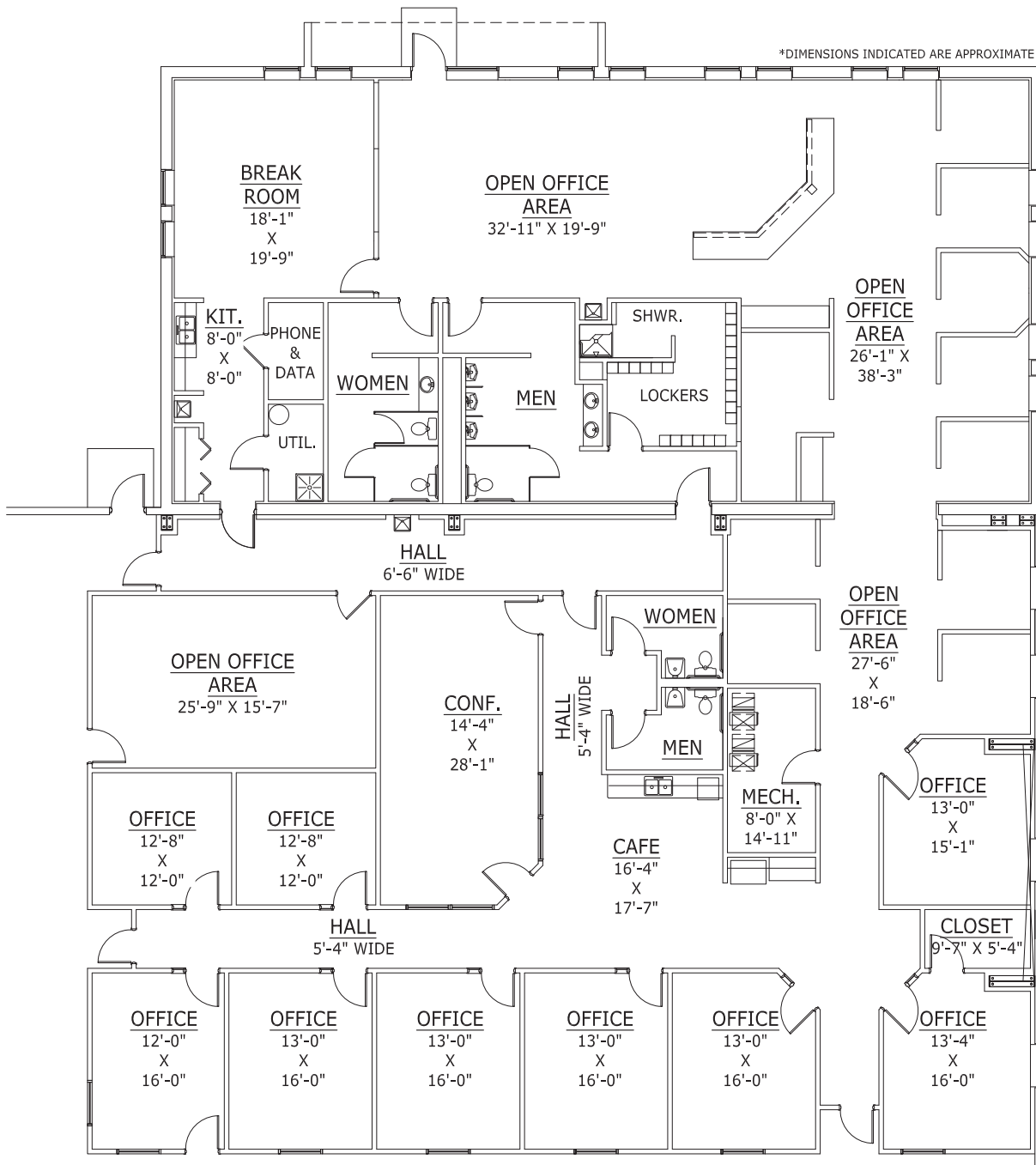
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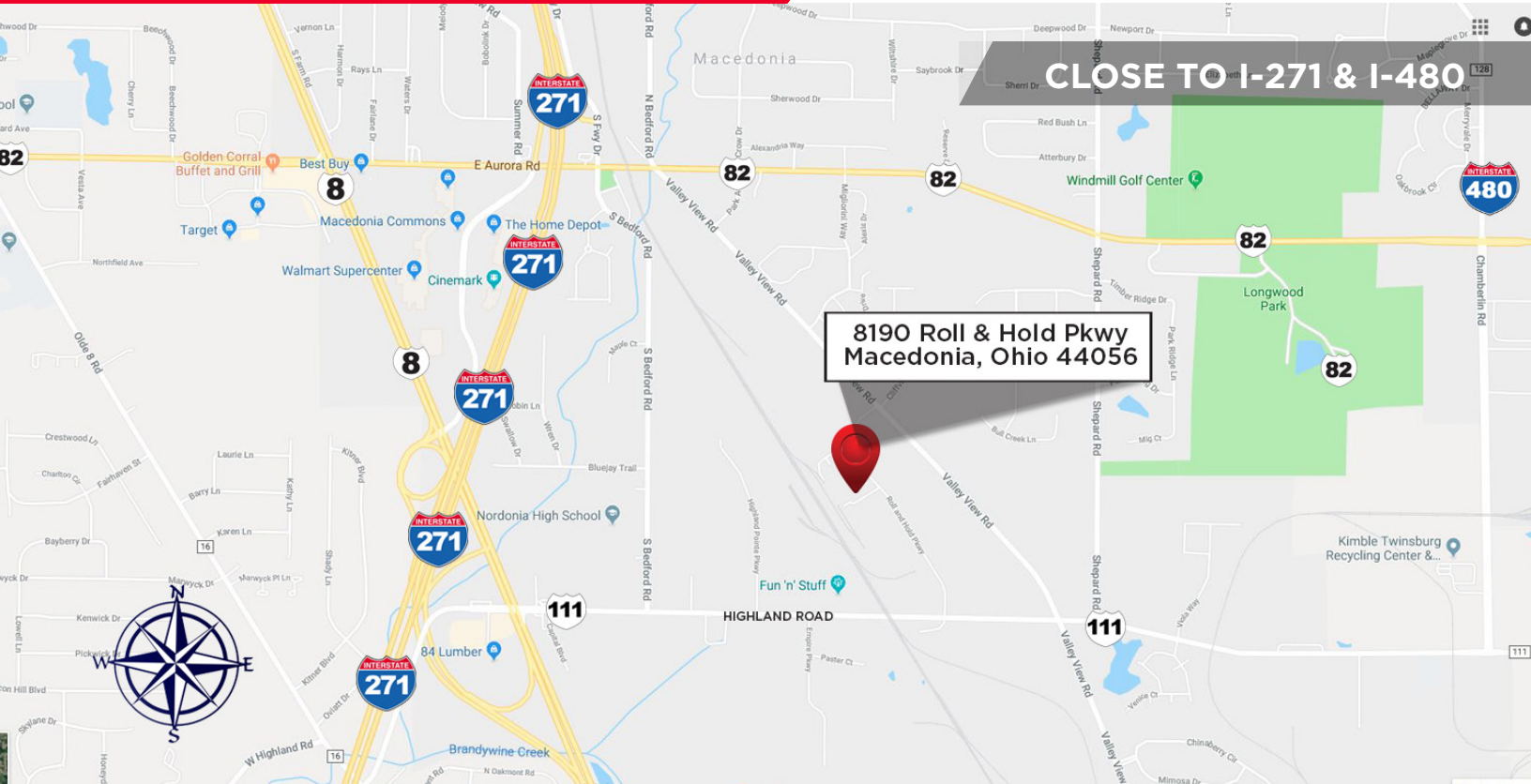
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### Map



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