



FOR LEASE

10111 Sweet Valley Drive
Valley View, Ohio 44125

MULTI-TENANT



Property Specifications

TOTAL BUILDING SF	28,000 SF
CONSTRUCTED	1988
CONSTRUCTION	Metal / Masonry
CEILING HEIGHT	18'
DRIVE-IN DOORS	Three (3)
LIGHTING	Fluorescent
HEAT	Rooftop HVAC
AIR-CONDITIONING	100%
ROOF	Flat
FLOOR	Concrete



Available Units For Lease

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	DOCKS	DID
1	9,600 SF	2,000 SF	7,600 SF	-0-	Two (2)
2	18,400 SF	10,000 SF	8,400 SF	Two (2)	One (1)
3-6	24,000 SF	8,300 SF	15,700 SF	-0-	-0-

Fred W. Christie, SIOR

Principal

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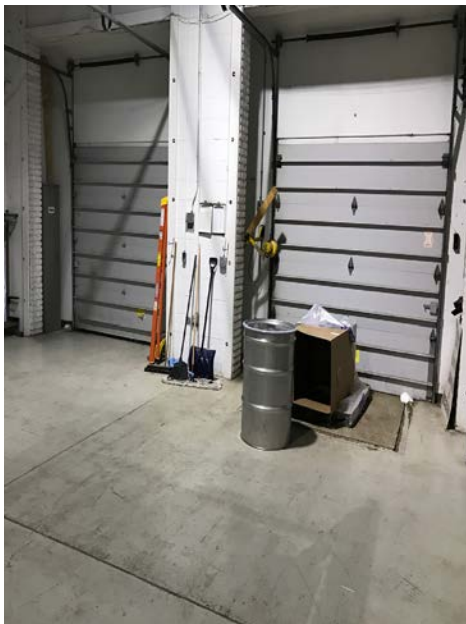
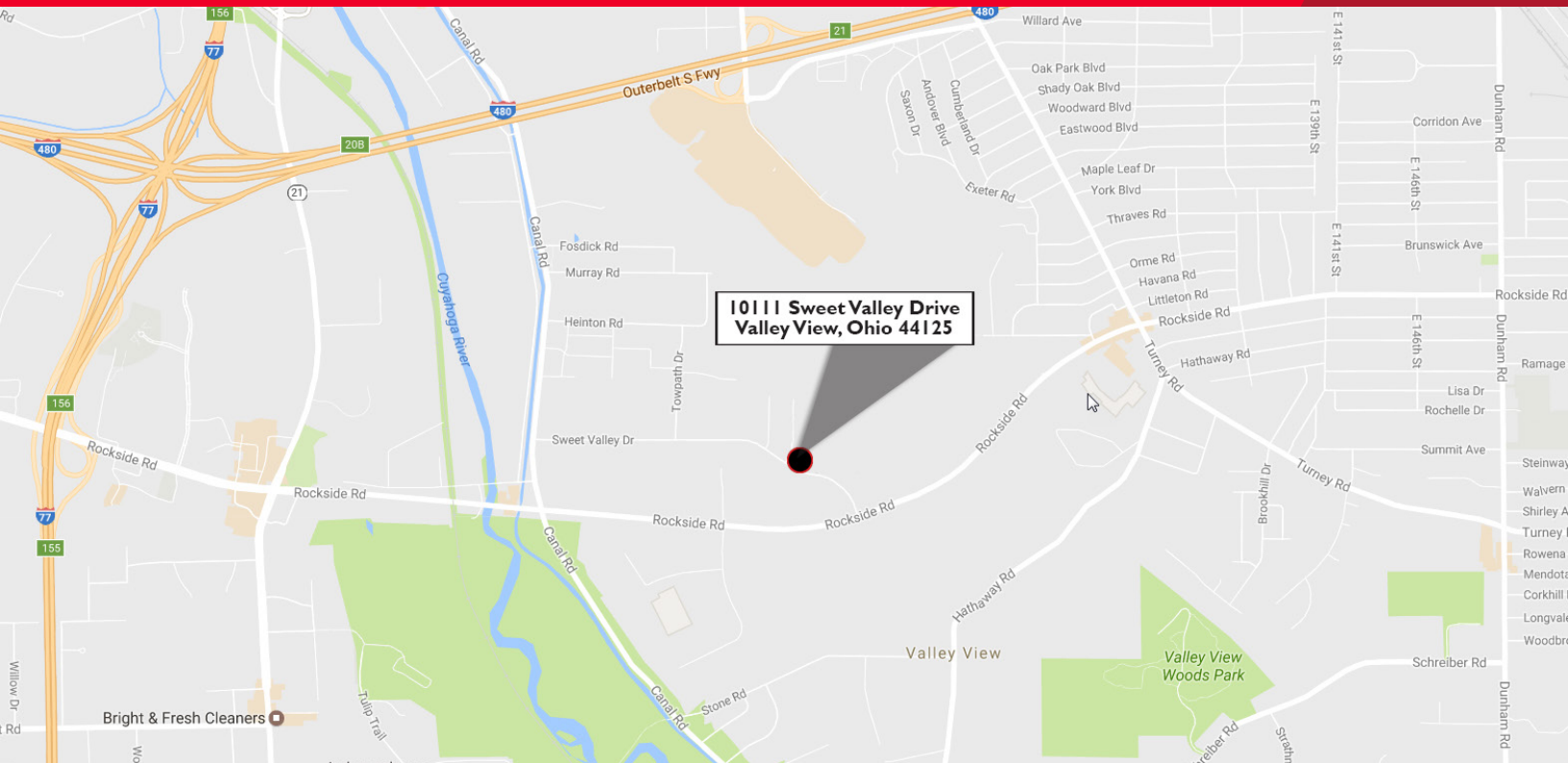
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Summary (33937)



BOYAS PROPERTIES

**10111 Sweet Valley
Dr., Unit 1**

Valley View, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Available SF:	9,600 SF
Building SF:	28,000 SF
Warehouse SF:	7,600 SF
Office SF:	2,000 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Multi-Tenant
Year Built:	1988
ConstructionType:	Metal/Masonry
Exterior Type:	Brick
Roof Type:	Flat
Roof Age:	2016
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	None
Heat:	Rooftop HVAC
AC:	100%
Ceiling Ht:	18' (Min) 18' (Max)

General Listing/Transaction Information

Asking Rate:	GROSS
Office Asking Rate:	\$10.00
Warehouse Rate:	\$5.00
Transaction Type:	Lease

Parking

Parking Comments:	Ample
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Loading & Doors

# GL/DID:	2
Total Doors:	2

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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Utilities

Site

Zoning:	IND
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Crane

Comments

Listing Comments: PROPERTY COMMENTS:

28,000 SF Multi-Tenant facility with additional 4,000 SF of 2nd floor office space. Landlord will subdivide into 9,800 SF Unit and 18,400 SF Unit. Campus Setting in Valley View Southern Suburb of Cleveland at the I-480 & I-77 Intersection.

Summary (33938)



BOYAS PROPERTIES

**10111 Sweet Valley
Dr., Unit 2**

Valley View, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Available SF:	18,400 SF
Building SF:	28,000 SF
Industrial SF:	8,400 SF
Office SF:	10,000 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Multi-Tenant
Year Built:	1988
ConstructionType:	Metal/Masonry
Exterior Type:	Brick
Roof Type:	Flat
Roof Age:	2016
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	None
Heat:	Rooftop HVAC
AC:	100%
Ceiling Ht:	18' (Min) 18' (Max)

General Listing/Transaction Information

Asking Rate:	GROSS
Office Asking Rate:	\$10.00
Warehouse Rate:	\$5.00
Transaction Type:	Lease

Parking

Parking Comments:	Ample
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Loading & Doors

# GL/DID:	1
#DH/Truck-level Doors:	2
Total Doors:	3

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@creSCOREalestate.com
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Utilities

Site

Zoning:	IND
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Crane

Comments

Listing Comments: PROPERTY COMMENTS:

28,000 SF Multi-Tenant facility with additional 4,000 SF of 2nd floor office space. Landlord will subdivide into 9,800 SF Unit and 18,400 SF Unit. Campus Setting in Valley View Southern Suburb of Cleveland at the I-480 & I-77 Intersection.

Summary (35663)



BOYAS PROPERTIES

10111 Sweet Valley Drive, Units 3-6

Valley View, OH 44125

County: Cuyahoga
Market: SO-Z1
Sub Market: I-480/I-77 Corridor/South to Sprague Rd.
Available SF: 24,000 SF
Building SF: 28,000 SF
Industrial SF: 15,700 SF
Office SF: 8,300 SF

Building

Construction Status: Existing
Primary Use: Industrial
Multi-Tenant: Multi-Tenant
Year Built: 1988
ConstructionType: Metal/Masonry
Exterior Type: Brick
Roof Type: Flat
Roof Age: 2016
Deck Type: Metal
Floor Type: Concrete
Sprinkler: None

Utilities

Site

Zoning: IND

Crane

Cranes: 0
Capacity Tons (Min) 0
Capacity Tons (Max) 0
Crane Comments: Crane Capacity:
 Crane Clear Height:

General Listing/Transaction Information

Asking Rate: GROSS Per Year
Min Avail SF: 24,000 SF
Max Contig SF: 24,000 SF
Transaction Type: Lease
Vacancy Type: Direct

Parking

Parking Comments: Ample

Loading & Doors

Total Doors: 0

Contacts

Listing Broker(s) Fred Christie, SIOR
 CRESCO Real Estate
 216.525.1468
 fchristie@crescorealestate.com

Comments

Listing Comments: \$12.00/SF Gross for office space. \$6.00/SF Gross for warehouse space.