

FOR SALE / LEASE

# 12655 Coit Road

BRATENNAHL, OHIO 44108



**MAJOR PRICE REDUCTION**  
**SALE PRICE \$ 650,000.00**

## Property Specifications

TOTAL SF	40,604 SF	SECURITY	Bratenahl Police
OFFICE SF	1,800 SF	SPRINKLER	Yes
INDUSTRIAL SF	38,804 SF	LIGHTING	T-5
LAND	6.67 acres	HEAT	Co Ray Vac
CONSTRUCTED	1957	AIR-CONDITIONING	HVAC - office
CONSTRUCTION	Masonry	ROOF	Composite
CEILING HEIGHT	14'	POWER 1	800A / 240V / 3P
DRIVE-IN DOORS	One (1) 12' x 13'	POWER 2	800A / 240V / 1P
DOCKS	Four (4)		

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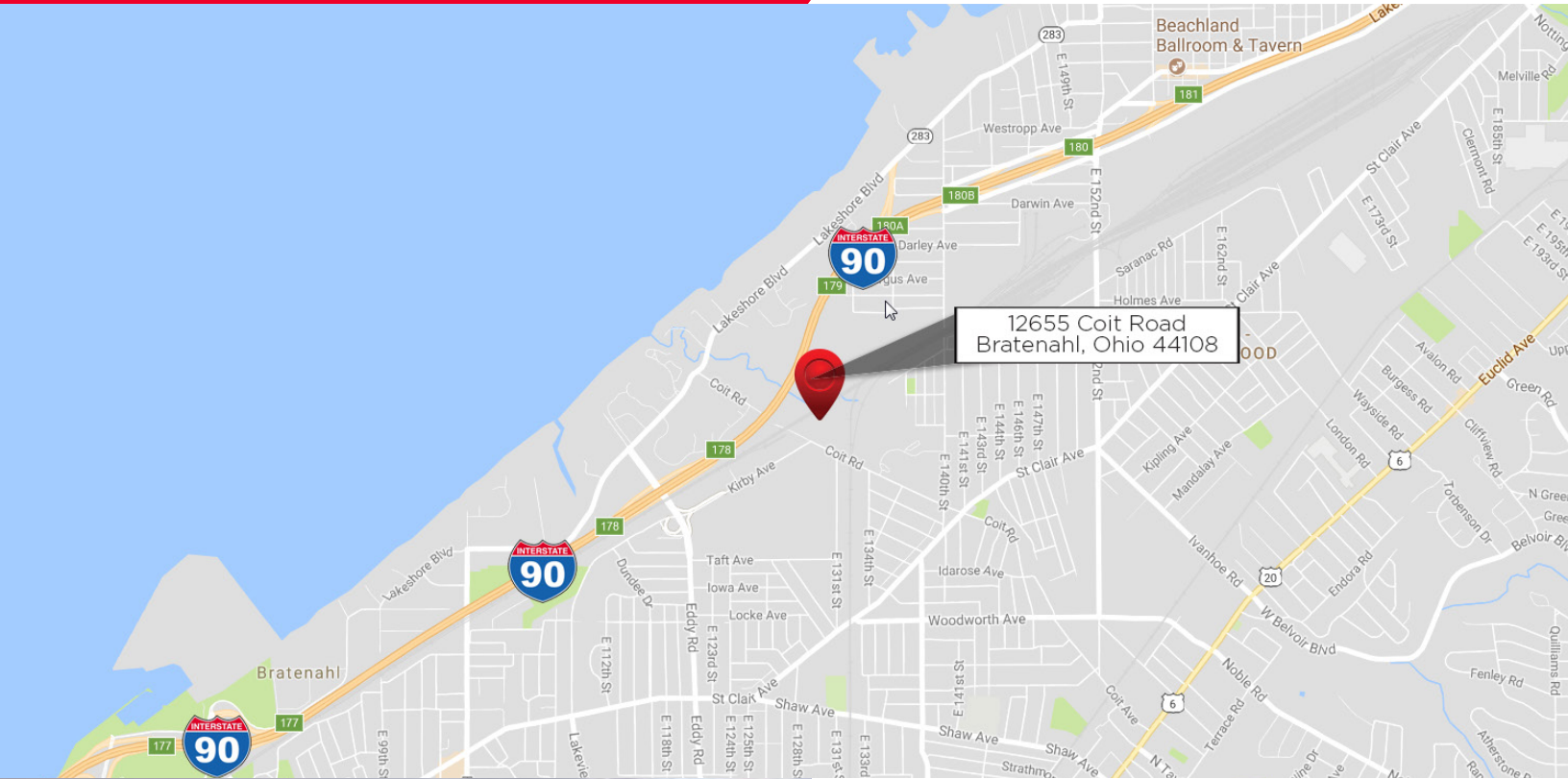
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Map



## Highlights

- 40,604 SF Industrial building for Sale or Lease
- Situated on 6.67 acres with room for expansion, additional parking or outdoor storage
- Excellent Highway Visibility along I-90
- Traffic Count on I-90 is 134,000 cars per day.
- Great Access to I-90 and minutes away from Downtown Cleveland
- Roof billboard sign to be leased separately.



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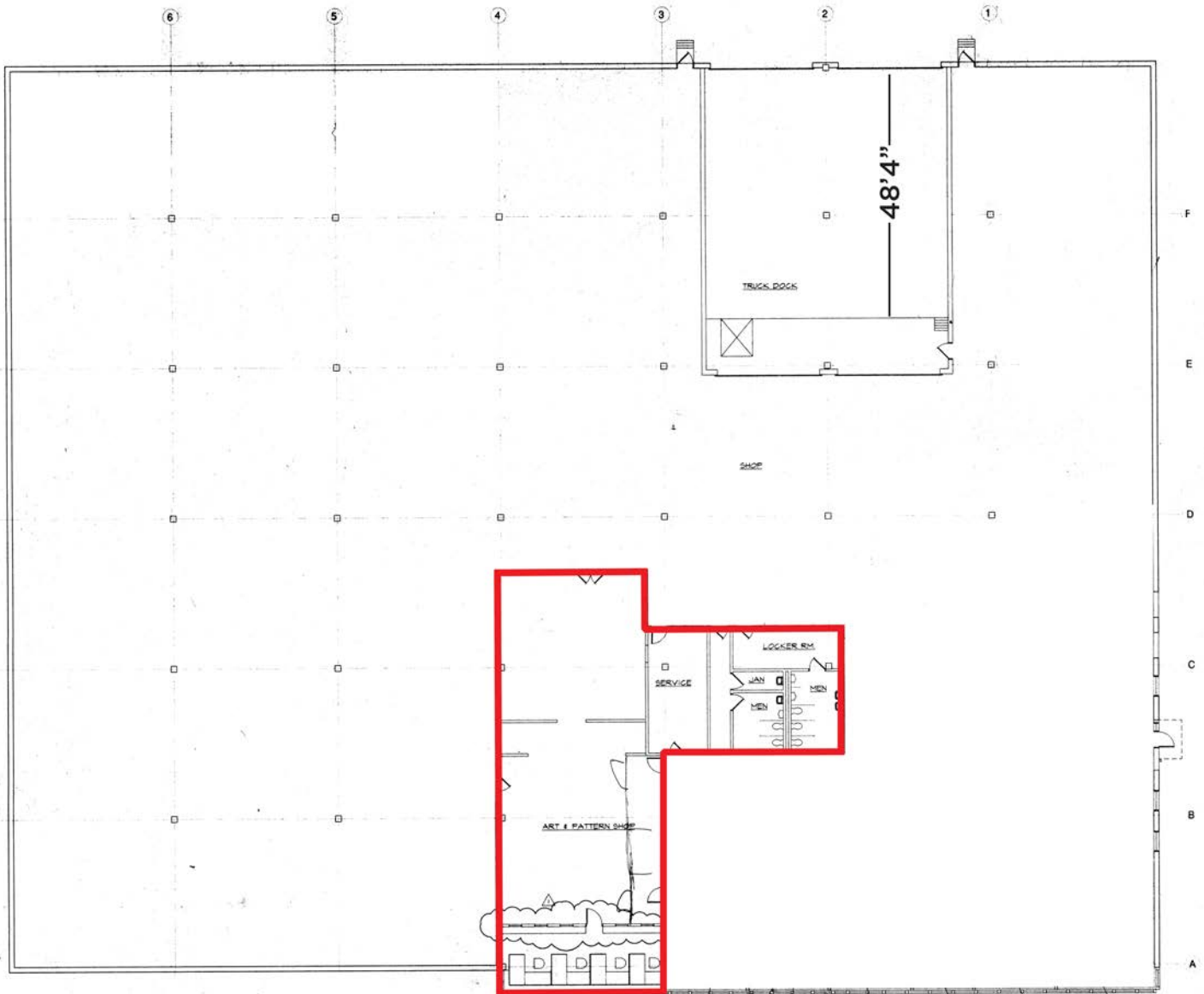
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Floorplan



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