

GREAT FREEWAY LOCATION

A Deal to Spring For!

First Year Rent \$3.25/SF
(minimum 3 year lease term with occupancy by July 1, 2017 required)

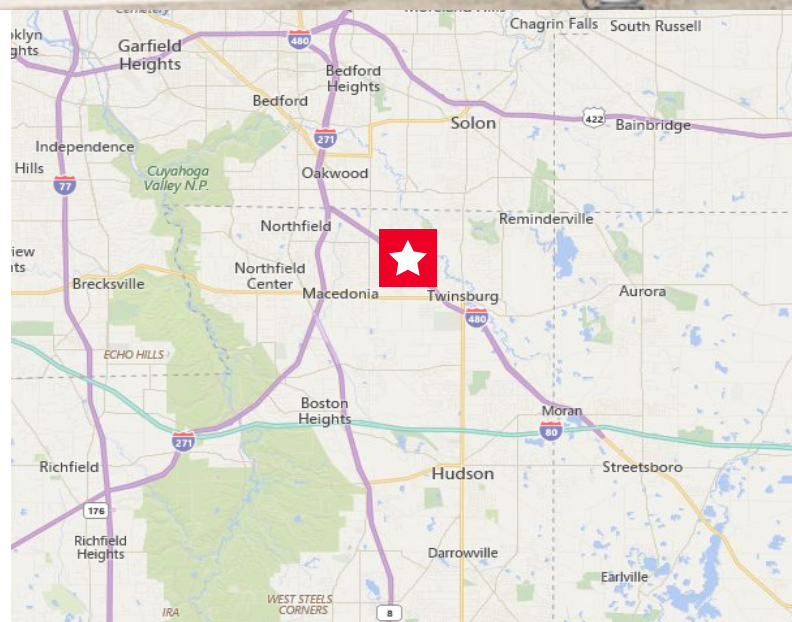
Property Specifications:

TOTAL SF	44,640 SF
CONSTRUCTION	Brick/Block/Metal
CEILING HEIGHT	18'
DOCKS	Six (6)
DRIVE-IN DOORS	Three (3)
SPRINKLER	100% Wet
LIGHTING	Fluorescent
HEAT	Overhead Gas Unit
AIR-CONDITIONING	Office
PARKING	50 spaces

Available Units

UNIT #	TOTAL SF	OFFICE SF	WHSE SF	TRUCK DOCKS	DRIVE-IN DOORS
4	10,080 SF	0 SF *	10,080 SF	ONE (1)	-0-

* Office built-to-suit



Bob Garber, SIOR

Principal
216.525.1467
bgarber@crescorealestate.com

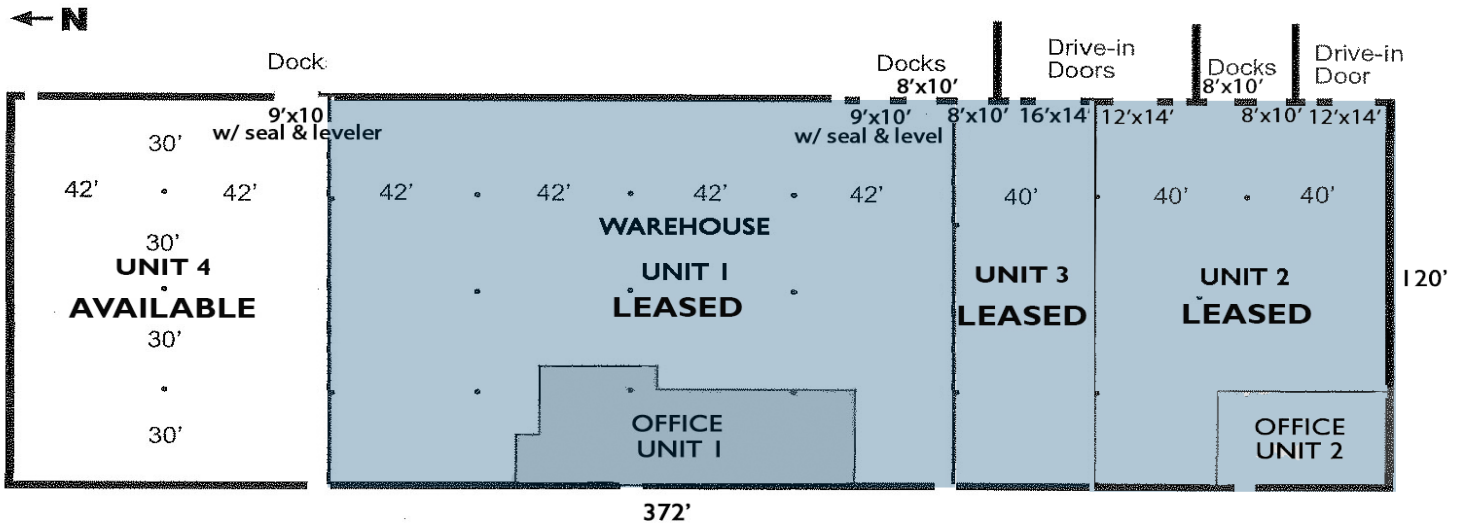
3 Summit Park Drive
Suite 200
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Building Floorplan



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Summary (33897)



9085 DUTTON DRIVE 9085 Dutton Dr., Ste 4 Twinsburg, OH 44087

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Available SF:	10,080 SF
Building SF:	44,640 SF
Industrial SF:	10,080 SF
Office SF:	0 SF

Building

Construction Status:	Existing
Primary Use:	Light Industrial
Floors:	1
ConstructionType:	Brick/Block/Metal
Exterior Type:	Brick
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Sprinkler:	100% Wet
Column Spacing:	30'x40' & 30'X42'

General Listing/Transaction Information

Asking Rate:	\$4.75 MG Per Year
Max Contig SF:	10,080 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Utilities

Site

Parcel Number:	6404092
Zoning:	IND

Crane

Parking

Loading & Doors

# GL/DID:	0
#DH/Truck-level Doors:	1
Total Doors:	1

Contacts

Listing Broker(s)	Robert Garber, SIOR 216.525.1467 bgarber@crescorealestate.com
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Comments

Listing Comments: Office built-to-suit. Additional docks can be added.

Sign a 3 Year Lease with occupancy by July 1, 2017 and Receive the First Year Rent at \$3.25/SF (minimum 3 year lease term)