

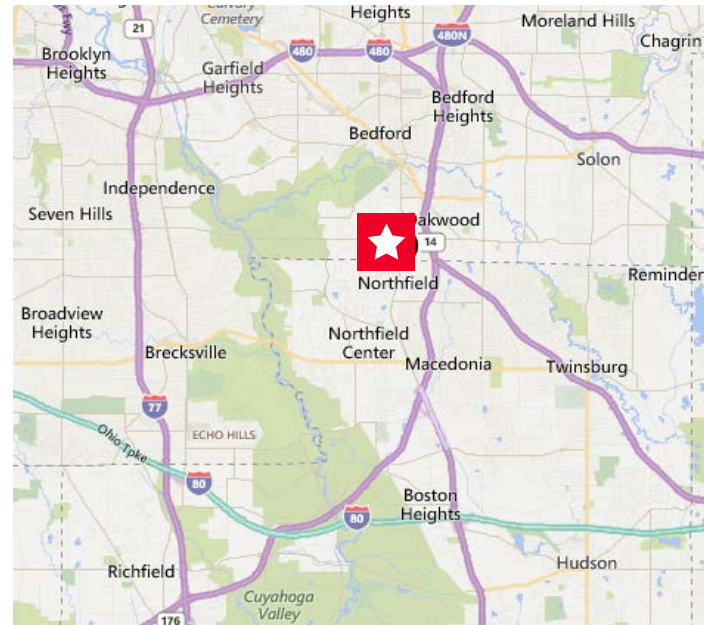


**Highly Accessible Headquarters
& Distribution Center**

New Pricing • Now Divisible

Property Highlights

- 242,175 SF building
- 206,255 SF warehouse
- 35,920 SF office
- 51 docks
- Two (2) drive-ins
- 50 trailer spots
- 128 surface parking spaces
- Unique office space
- 30' clear height
- 6" concrete floor
- EFSR sprinkler system
- T-8 fluorescent lighting
- Low tax rate community
- Central location to multiple freeways
- **Owner may subdivide**



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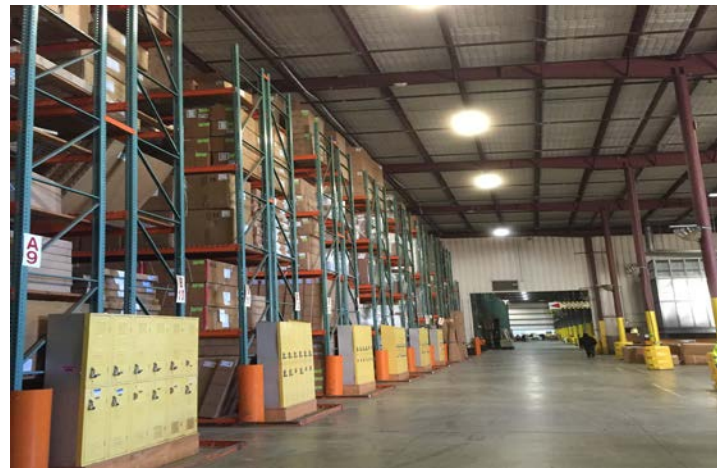
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AVAILABLE

7700 Northfield Road
Walton Hills, OH 44146



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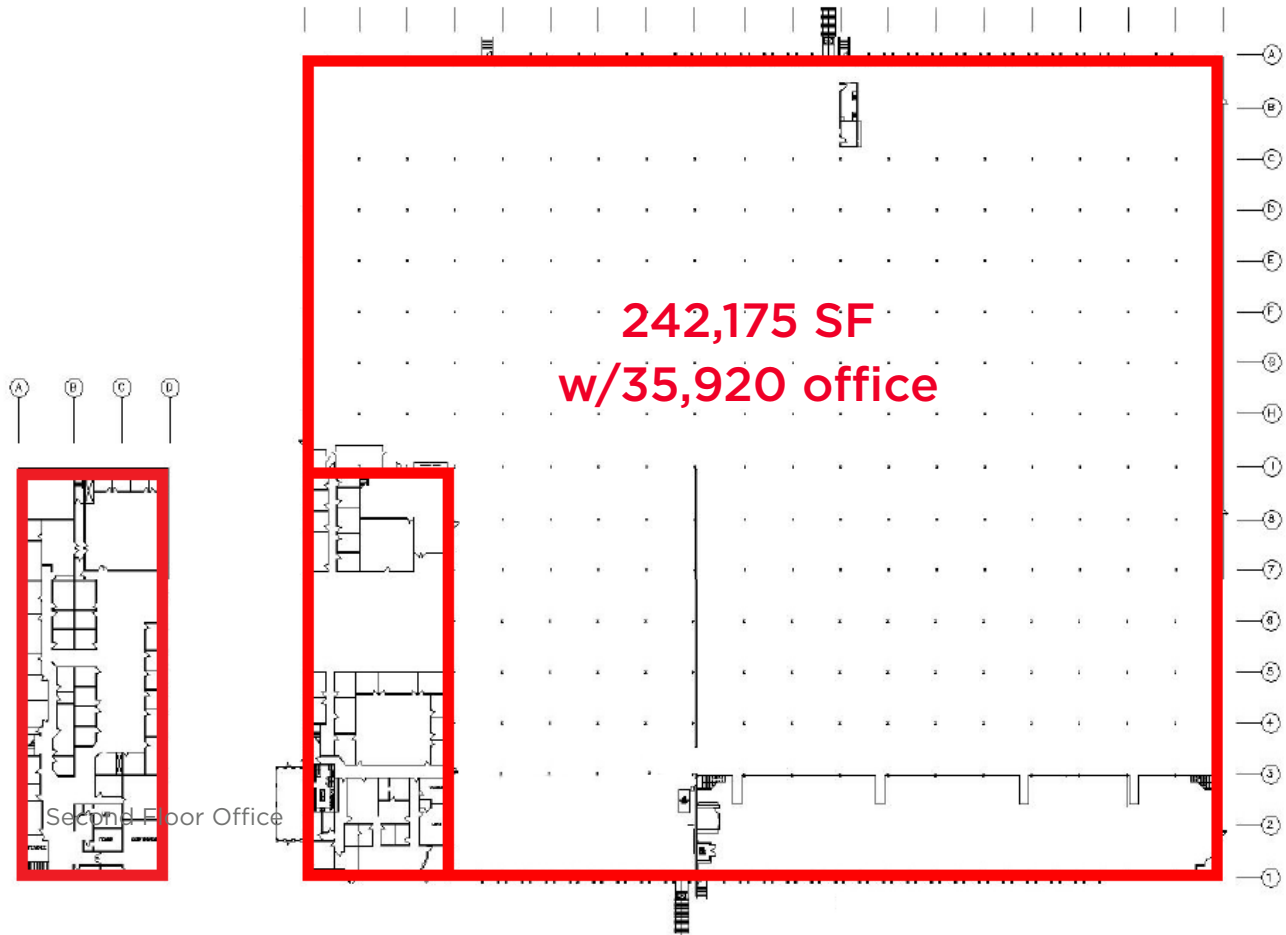
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Floor Plan - Option 1 - Current



- Total: 242,175 SF
- Office: 35,920 SF
- Warehouse: 206,255 SF
- Docks: 51
- Drive-in Door: 2
- Amps: 1600

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Summary (32608)



7700 NORTHFIELD ROAD 7700 Northfield Road Walton Hills, OH 44146

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	16.65 Acres
Lot Dimensions (LxW):	760x989
Available SF:	242,175 SF
Building SF:	242,175 SF
Industrial SF:	206,255 SF
Office SF:	35,920 SF

Building

Construction Status:	Existing
Primary Use:	Light Industrial
Secondary Use:	Distribution Facility
Floors:	1
Multi-Tenant:	Single-Tenant
Year Built:	1993
Year Refurbished	2001, 2005
ConstructionType:	Metal/Pre-engineered
Roof Type:	Metal
Roof Age:	Original
Deck Type:	Metal
Floor Type:	Concrete
Floor Thickness:	6"
Lighting Type:	T-8
Sprinkler:	ESFR
Heat:	Air Rotation
AC:	HVAC-Office
Ceiling Ht:	30' (Min) 36' (Max)
Column Spacing:	25x55

General Listing/Transaction Information

Asking Rate:	\$4.85 NNN Per Year
Min Avail SF:	98,715 SF
Transaction Type:	Lease
Total Additional Rent:	\$1.51
Vacancy Type:	Sublease

Parking

# Spaces:	128
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Loading & Doors

# GL/DID:	2
GL/DID Dim. (H x W)	12x14
Cross-Docked:	Yes
#DH/Truck-level Doors:	51
Total Doors:	53
Loading & Doors Comments:	multiple are cross-docks

Contacts

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Utilities

Gas:	Dominion
Water:	City
Sewer:	City

Site

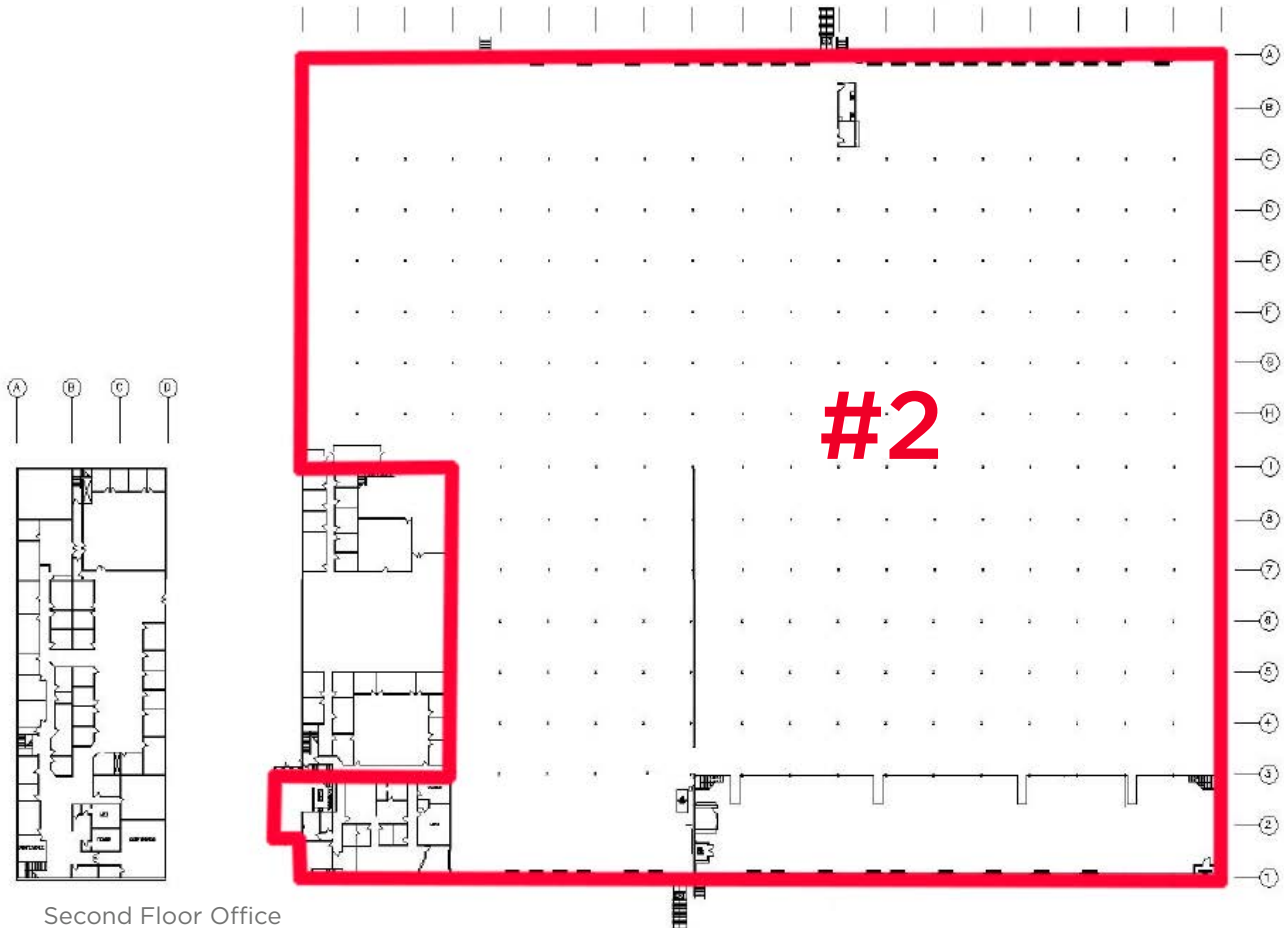
Land SF:	725,466 SF
Parcel Number:	794-25-017
Zoning:	INDUSTRIAL
Land Condition:	Excellent
Floodplain:	none

Crane

Comments

Listing Comments: Prime High Bay Distribution Space. Built in 1993 with expansion in 2001 and 2005. Situated on 16.6544 acres. Features: EFSR sprinkler system, 6" concrete floors, multiple cross docks, T-8 fluorescent lighting, and 128 surface spaces. Excellent freeway access. Sub-lease for entire building available. SUBLEASE term through April 2020. Longer term is available. Tenant is Homeworks (Arhaus).

Floor Plan - Option 2 - Space



- **Total: 211,255 SF**
- **Office: 5,000 SF**
- **Warehouse: 206,255 SF**
- **Docks: 51**
- **Drive-in Doors: 2**
- **Amps: 1600**
- **Up to 35,920 SF office available**

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Summary (34270)



7700 NORTHFIELD ROAD 7700 Northfield Road, Ste Option 2 Walton Hills, OH 44146

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	16.65 Acres
Lot Dimensions (LxW):	760x989
Available SF:	211,255 SF
Building SF:	242,175 SF
Industrial SF:	206,255 SF
Office SF:	5,000 SF

Building

Construction Status:	Existing
Primary Use:	Light Industrial
Secondary Use:	Distribution Facility
Floors:	1
Multi-Tenant:	Single-Tenant
Year Built:	1993
Year Refurbished	2001, 2005
ConstructionType:	Metal/Pre-engineered
Roof Type:	Metal
Roof Age:	Original
Deck Type:	Metal
Floor Type:	Concrete
Floor Thickness:	6"
Lighting Type:	T-8
Sprinkler:	ESFR
Heat:	Air Rotation
AC:	HVAC-Office
Ceiling Ht:	30' (Min) 36' (Max)
Column Spacing:	25x55

General Listing/Transaction Information

Asking Rate:	\$4.95 NNN
Max Contig SF:	242,175 SF
Transaction Type:	Lease
Total Additional Rent:	\$1.51

Parking

# Spaces:	100
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Loading & Doors

# GL/DID:	2
#DH/Truck-level Doors:	51
Total Doors:	53

Contacts

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Utilities

Gas:	Dominion
Water:	City
Sewer:	City

Site

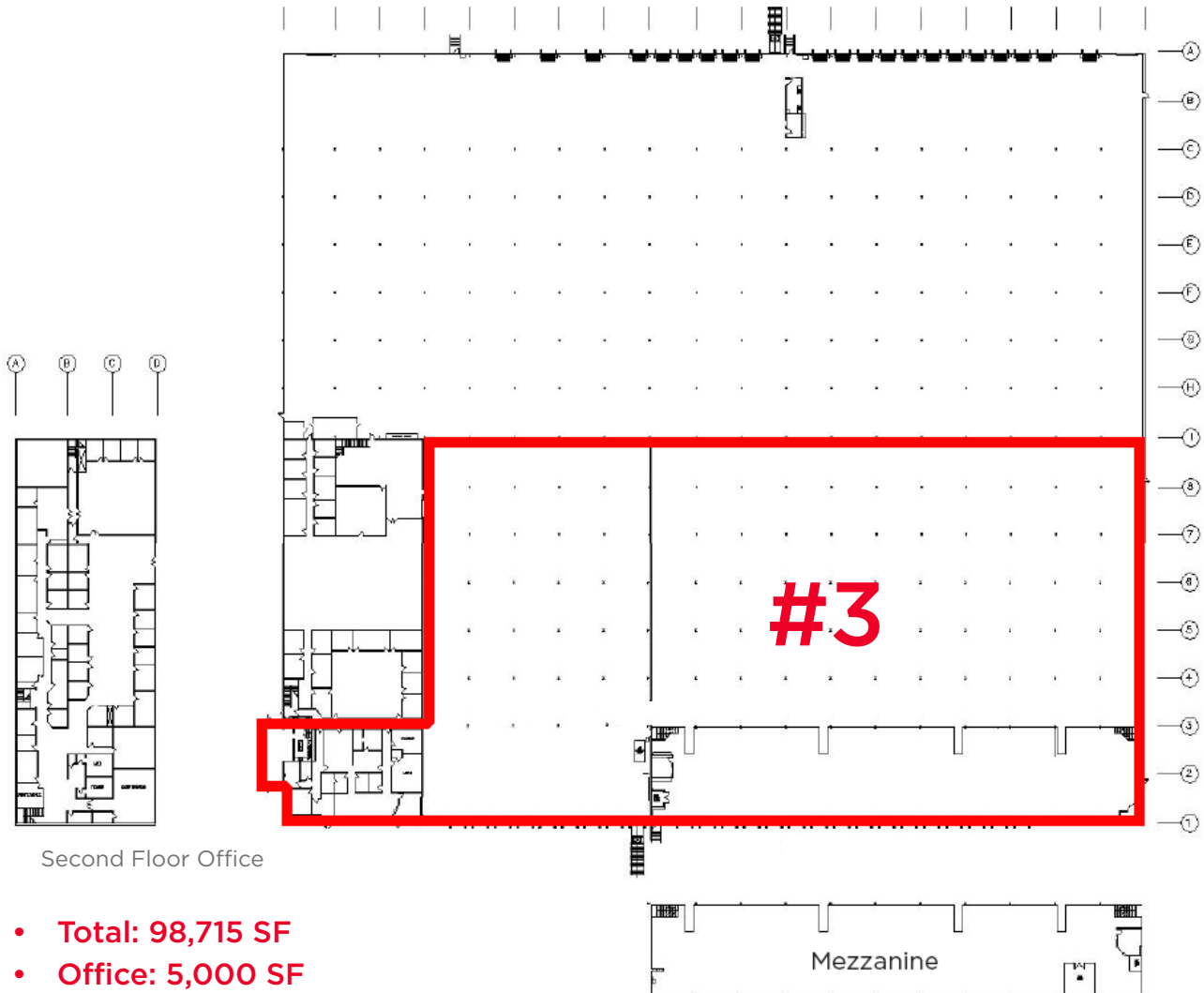
Land SF:	725,466 SF
Parcel Number:	794-25-017
Zoning:	INDUSTRIAL
Floodplain:	none

Crane

Comments

Listing Comments: Prime High Bay Distribution Space. Built in 1993 with expansion in 2001 and 2005. Situated on 16.6544 acres. Features: EFSR sprinkler system, 6" concrete floors, multiple cross docks, T-8 fluorescent lighting, and 128 surface spaces. Excellent freeway access. Sub-lease for entire building available. SUBLEASE term through April 2020. Longer term is available. Tenant is Homeworks (Arhaus).

Floor Plan - Option 3 - Space



Second Floor Office

- **Total: 98,715 SF**
- **Office: 5,000 SF**
- **Warehouse: 93,715 SF**
- **Docks: 25**
- **Drive-in Doors: 1**
- **Amps: 1200**
- **Up to 35,920 SF office available**

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Summary (34271)



7700 NORTHFIELD ROAD
7700 Northfield Road,
Ste Option 3
Walton Hills, OH 44146

County: Cuyahoga
Market: SE-Z1
Sub Market: SE Cuyahoga County
Land Size (Acres): 16.65 Acres
Lot Dimensions (LxW): 760x989
Available SF: 98,715 SF
Building SF: 242,175 SF
Industrial SF: 93,715 SF
Office SF: 5,000 SF

Building

Construction Status: Existing
Primary Use: Light Industrial
Secondary Use: Distribution Facility
Floors: 1
Multi-Tenant: Single-Tenant
Year Built: 1993
Year Refurbished: 2001, 2005
ConstructionType: Metal/Pre-engineered
Roof Type: Metal
Roof Age: Original
Deck Type: Metal
Floor Type: Concrete
Floor Thickness: 6"
Lighting Type: T-8
Sprinkler: ESFR
Heat: Air Rotation
AC: HVAC-Office
Ceiling Ht: 30' (Min) 36' (Max)
Column Spacing: 25x55

General Listing/Transaction Information

Asking Rate: \$4.95 NNN Per Year
Max Contig SF: 242,175 SF
Transaction Type: Lease
Total Additional Rent: \$1.51
Vacancy Type: Sublease

Parking

Spaces: 64

Loading & Doors

GL/DID: 1
#DH/Truck-level Doors: 25
Total Doors: 26

Contacts

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 Robert Wetzel
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 rwetzel@crescorealestate.com

Utilities

Gas: Dominion
Water: City
Sewer: City

Site

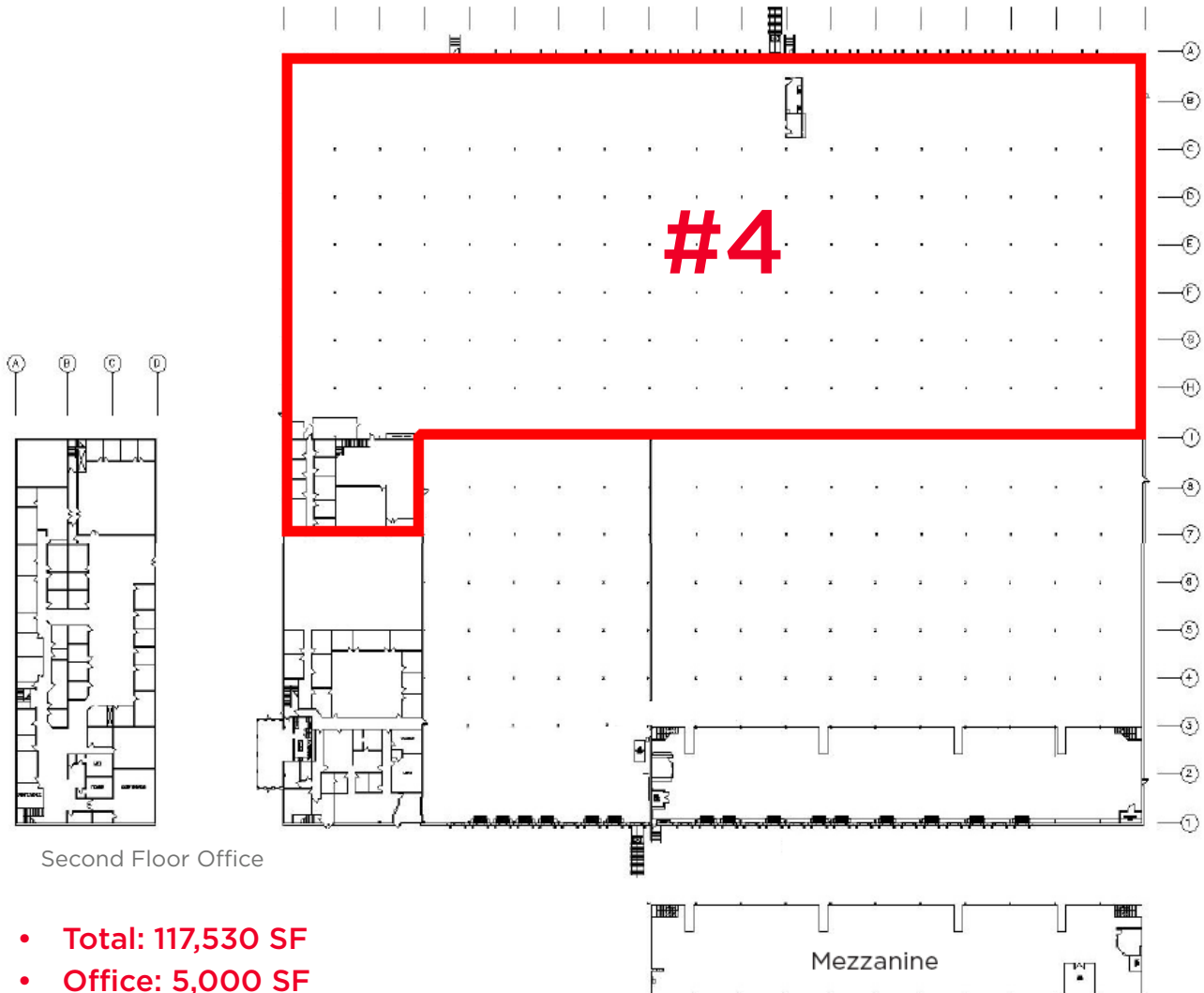
Land SF: 725,466 SF
Parcel Number: 794-25-017
Zoning: INDUSTRIAL
Floodplain: none

Crane

Comments

Listing Comments: Prime High Bay Distribution Space. Built in 1993 with expansion in 2001 and 2005. Situated on 16.6544 acres. Features: EFSR sprinkler system, 6" concrete floors, multiple cross docks, T-8 fluorescent lighting, and 128 surface spaces. Excellent freeway access. Sub-lease for entire building available. SUBLEASE term through April 2020. Longer term is available. Tenant is Homeworks (Arhaus).

Floor Plan - Option 4 - Space



- **Total: 117,530 SF**
- **Office: 5,000 SF**
- **Warehouse: 112,530 SF**
- **Docks: 26**
- **Drive-in Doors: 1**
- **Amps: 400**
- **Up to 35,920 SF office available**

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Summary (34282)



7700 NORTHFIELD ROAD 7700 Northfield Road, Ste Option 4 Walton Hills, OH 44146

County:	Cuyahoga
Market:	SE-Z1
Sub Market:	SE Cuyahoga County
Land Size (Acres)	16.65 Acres
Lot Dimensions (LxW):	760x989
Available SF:	117,530 SF
Building SF:	242,175 SF
Industrial SF:	112,530 SF
Office SF:	5,000 SF

Building

Construction Status:	Existing
Primary Use:	Light Industrial
Secondary Use:	Distribution Facility
Floors:	1
Multi-Tenant:	Single-Tenant
Year Built:	1993
Year Refurbished	2001, 2005
ConstructionType:	Metal/Pre-engineered
Roof Type:	Metal
Roof Age:	Original
Deck Type:	Metal
Floor Type:	Concrete
Floor Thickness:	6"
Sprinkler:	ESFR
Ceiling Ht:	30' (Min) 36' (Max)
Column Spacing:	25x55

General Listing/Transaction Information

Asking Rate:	\$4.95 NNN Per Year
Max Contig SF:	242,175 SF
Transaction Type:	Lease
Total Additional Rent:	\$1.51
Vacancy Type:	Sublease

Parking

# Spaces:	64
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Loading & Doors

# GL/DID:	1
#DH/Truck-level Doors:	26
Total Doors:	27

Contacts

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Utilities

Gas:	Dominion
Water:	City
Sewer:	City

Site

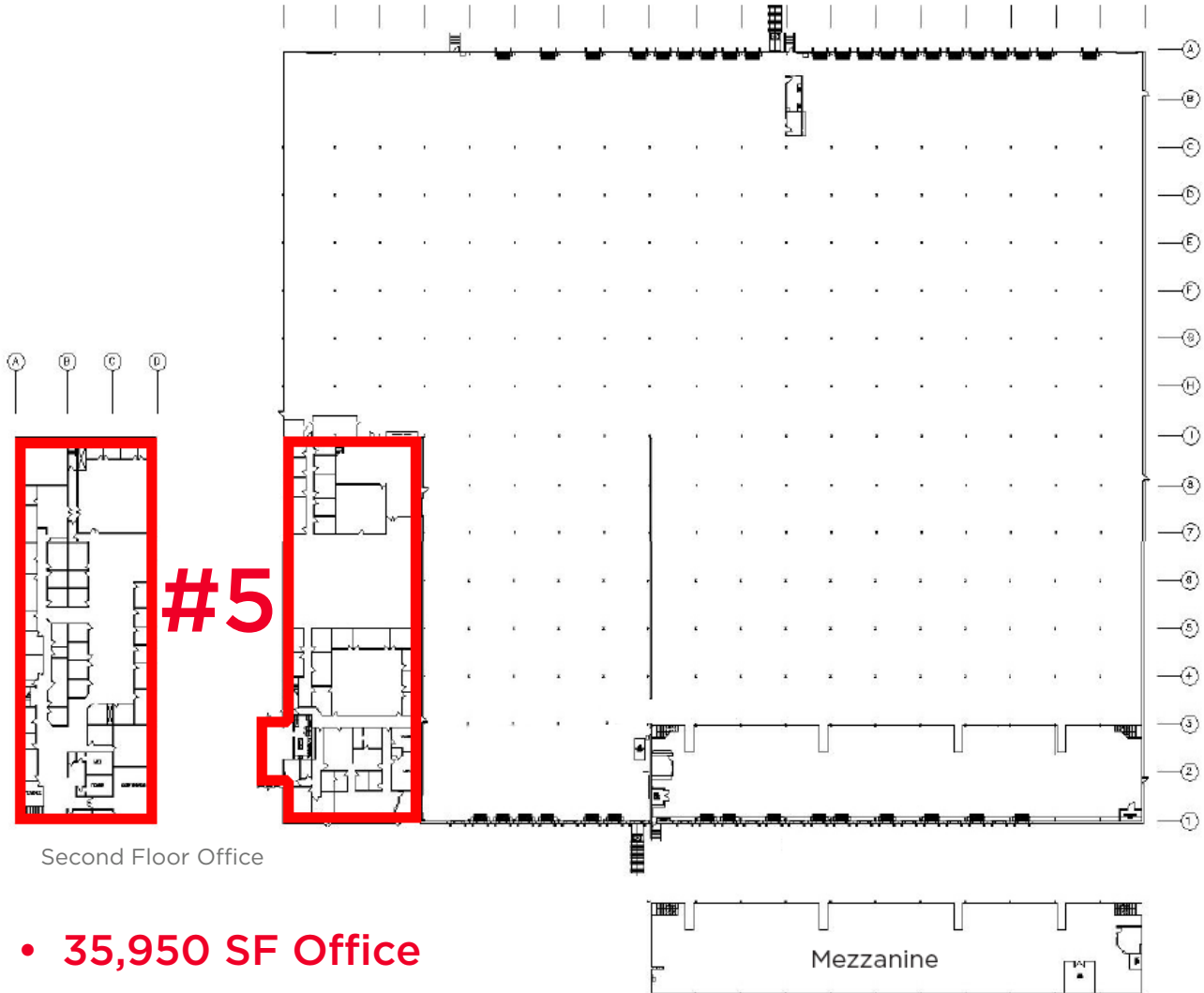
Land SF:	725,466 SF
Parcel Number:	794-25-017
Zoning:	INDUSTRIAL
Floodplain:	none

Crane

Comments

Listing Comments: Listing Comments: Prime High Bay Distribution Space. Built in 1993 with expansion in 2001 and 2005. Situated on 16.6544 acres. Features: EFSR sprinkler system, 6" concrete floors, multiple cross docks, T-8 fluorescent lighting, and 128 surface spaces. Excellent freeway access. Sub-lease for entire building available. SUBLEASE term through April 2020. Longer term is available. Tenant is Homeworks (Arhaus).

Floor Plan - Option 5- Space



Second Floor Office

- **35,950 SF Office**
- **100 parking spaces**

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Summary (34272)



7700 NORTHFIELD ROAD
7700 Northfield Road,
Ste Option 5
Walton Hills, OH 44146

County: Cuyahoga
Market: SE-Z1
Sub Market: SE Cuyahoga County
Land Size (Acres): 16.65 Acres
Lot Dimensions (LxW): 760x989
Available SF: 35,920 SF
Building SF: 242,175 SF
Office SF: 35,920 SF

Building

Construction Status: Existing
Primary Use: Light Industrial
Secondary Use: Distribution Facility
Floors: 1
Multi-Tenant: Single-Tenant
Year Built: 1993
Year Refurbished: 2001, 2005
ConstructionType: Metal/Pre-engineered
Roof Type: Metal
Roof Age: Original
Deck Type: Metal
Floor Type: Concrete
Floor Thickness: 6"
Lighting Type: T-8
Sprinkler: ESFR
Heat: Air Rotation
AC: HVAC-Office
Ceiling Ht: 30' (Min) 36' (Max)
Column Spacing: 25x55

General Listing/Transaction Information

Asking Rate: \$8.50 NNN
Max Contig SF: 242,175 SF
Transaction Type: Lease
Total Additional Rent: \$1.51

Parking

Spaces: 100

Loading & Doors

Contacts

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Utilities

Gas: Dominion
Water: City
Sewer: City

Site

Land SF: 725,466 SF
Parcel Number: 794-25-017
Zoning: INDUSTRIAL
Floodplain: none

Crane

Comments

Listing Comments: Listing Comments: Prime High Bay Distribution Space. Built in 1993 with expansion in 2001 and 2005. Situated on 16.6544 acres. Features: EFSR sprinkler system, 6" concrete floors, multiple cross docks, T-8 fluorescent lighting, and 128 surface spaces. Excellent freeway access. Sub-lease for entire building available. SUBLEASE term through April 2020. Longer term is available. Tenant is Homeworks (Arhaus).