

PRICE REDUCED



8388 Dow Circle

Strongsville, Ohio 44136

Property Features

- Building Size: 12,490 SF
- 100% AC - Climate/Humidity Controlled
- Warehouse: 9,650 SF
- Office: 2,840 SF
- Land Area: 2.21 Acres - Expansion Capabilities
- Year Built: 1996 for Iron Mountain Data Storage
- Clear Height: 12' 9" - 17' 6"
- Drive-In Doors: Three (12' x 12' 6")
- Enclosed Concrete Truck Court
- 10 Minutes from Cleveland International Airport
- Attractive Neighborhood Close to Retail



For more information:

Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com



Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

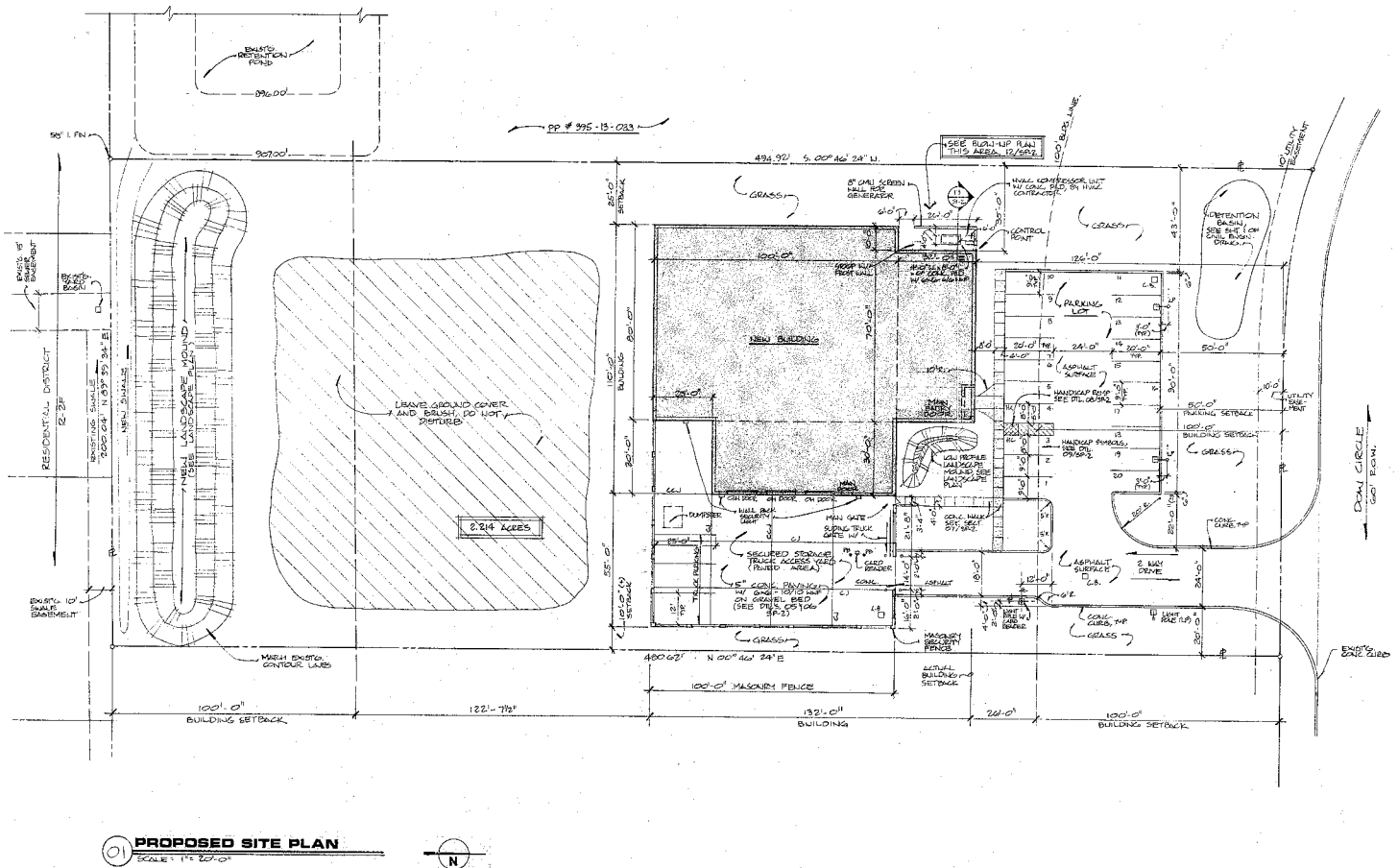
440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

8388 Dow Circle
Strongsville, Ohio 44136

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com



Jeffrey Calig, CCIM
216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM
440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM
440 708 8578 • noah.broadbent@naipvc.com

8388 Dow Circle
Strongsville, Ohio 44136

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com



SCALE: 1/8" = 1'-0"

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com



Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

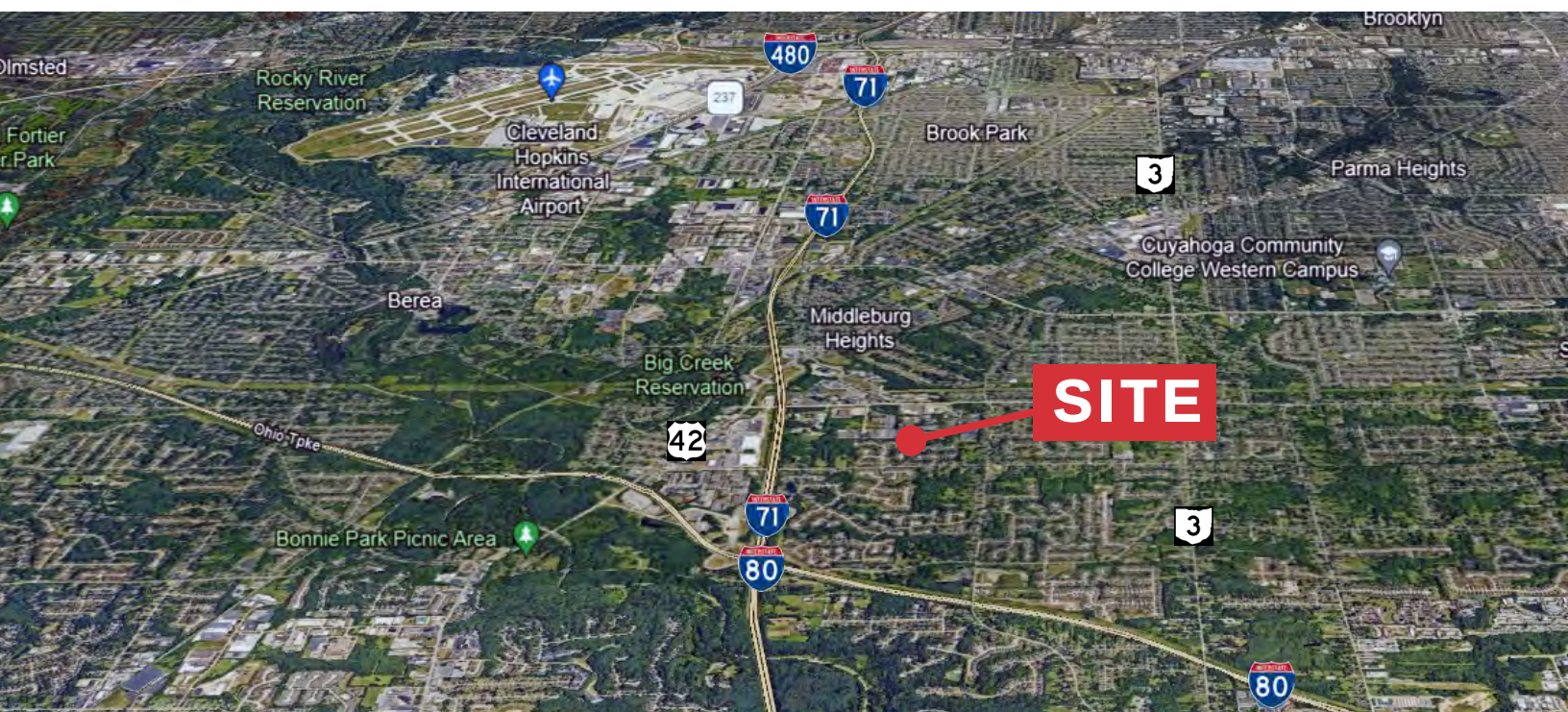
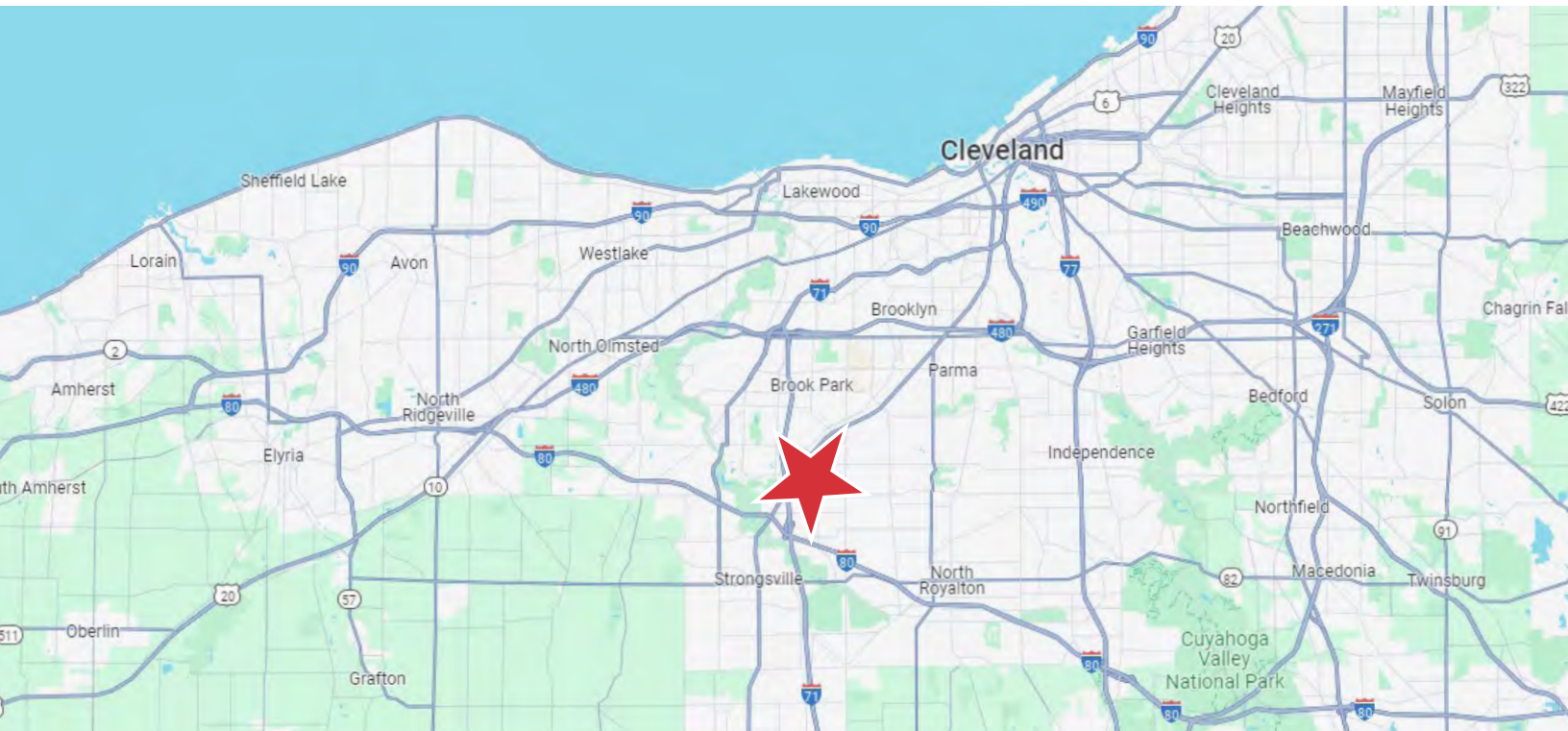
440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

8388 Dow Circle
Strongsville, Ohio 44136

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com



Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

Joe Hauman, CCIM

440 591 3723 • joe.hauman@naipvc.com

Noah Broadbent, CCIM

440 708 8578 • noah.broadbent@naipvc.com

8388 Dow Circle
Strongsville, Ohio 44136

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

BUILDING INFORMATION SHEET

LOCATION:	8388 Dow Circle, Strongsville, OH 44136
SPACE AVAILABLE:	12,490 SF
WAREHOUSE AREA:	9,650 SF
OFFICE AREA:	2,840 SF
CONSTRUCTION:	Split Face Block
YEAR BUILT:	1996 for Iron Mountain Data Storage
LAND AREA:	2.21 Acres – Expansion Capabilities
ZONING:	RD, Research Development
CEILING HEIGHT:	12'9" – 17'6"
DRIVE-IN DOORS:	Three (3) (12' x 12'6")
FLOORS:	5" Concrete
SPRINKLERED:	Halon System
HEAT:	Liebert Environment Control System (3 Units)
LIGHTING:	Fluorescent
ELECTRIC POWER:	208/120 Volt, 600 Amp, 3-Phase
PURCHASE PRICE:	\$870,000
EXPANSION CAPABILITIES:	Yes
SECURITY SYSTEM:	Yes
ROOF:	Metal
COMMENTS:	Well-maintained former data storage facility. 100% AC climate/humidity controlled. Enclosed concrete truck court. 10 minutes from Cleveland International Airport. Attractive neighborhood close to retail.
CONTACT:	Jeffrey A. Calig, CCIM / 216-455-0910 / jcalig@naipvc.com Joe Hauman, CCIM / 440-591-3723 / joe.hauman@naipvc.com Noah Broadbent, CCIM / 440-708-8578 / noah.broadbent@naipvc.com



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.