



**FOR LEASE/SALE**



**CUSHMAN &  
WAKEFIELD**



# 198 COOK COURT

ELYRIA, OHIO 44035

## PROPERTY HIGHLIGHTS

- 20,000 SF building with three (3) drive-in doors
- 6,300 SF of office space
- Demising three (3) spaces for tenants
  - 2,300 SF with one (1) drive-in door
  - 1,600 SF with one (1) drive-in door
  - 1,900 SF with one (1) drive-in door
- Great location with easy access to major highways

<b>TOTAL SF</b>	20,000 SF
<b>OFFICE SF</b>	6,300 SF
<b>WAREHOUSE SF</b>	13,700 SF
<b>LAND</b>	2.13 acres
<b>CEILING HEIGHT</b>	14' - 16'
<b>DRIVE-IN DOORS</b>	Three (3)
<b>LIGHTING</b>	Fluorescent
<b>HEAT</b>	Infrared
<b>AIR-CONDITIONING</b>	HVAC - Office
<b>LEASE RATE</b>	\$5.50 MG
<b>ASKING LEASE RATE</b>	\$880,000

### BRIAN SMITH

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## AERIAL/LOCATION MAP



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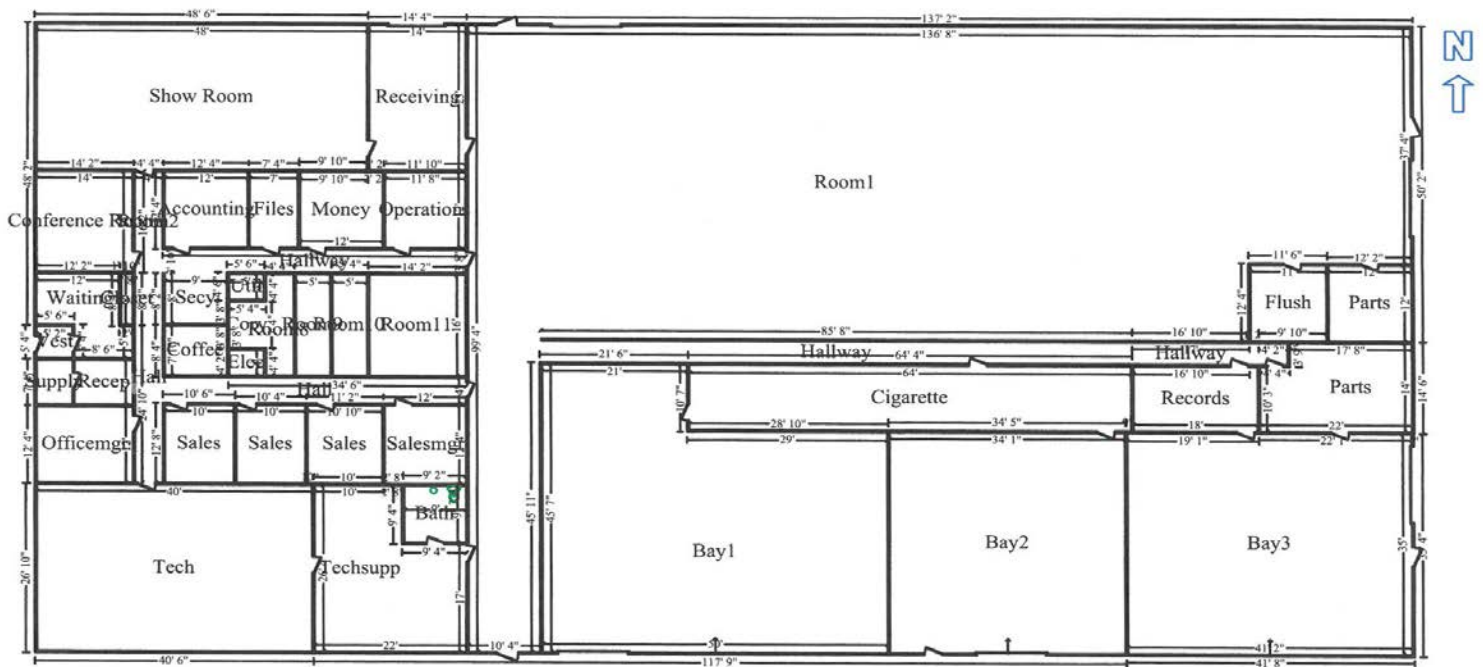


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## FLOOR PLAN - MAIN LEVEL



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## PHOTOS



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