



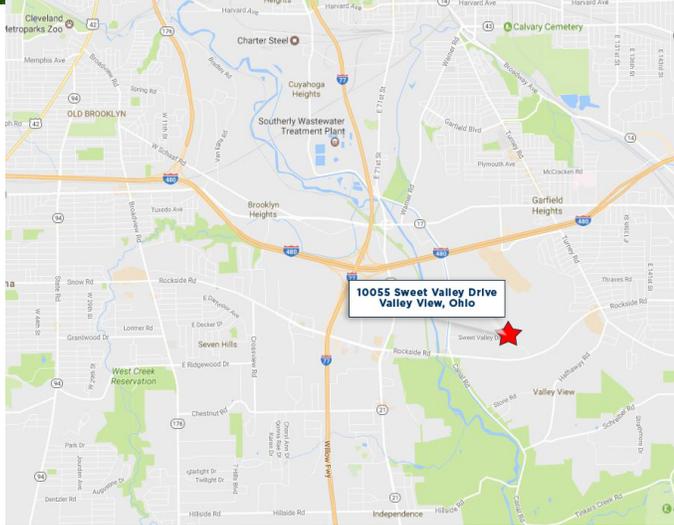
FOR LEASE
 10055 Sweet Valley Drive
 Valley View, Ohio 44125

EASY ACCESS TO I-77 & I-480



PROPERTY SPECIFICATIONS

| | |
|--------------------------|---------------|
| TOTAL BUILDING SF | 46,300 SF |
| LAND | 3.50 acres |
| CONSTRUCTED | 1991 |
| CEILING HEIGHT | 18' |
| CONSTRUCTION | Brick / Block |
| SPRINKLER | No |
| LIGHTING | Fluorescent |
| HEAT | Gas |
| FLOORS | 1 |
| ROOF | Flat |



Available Units

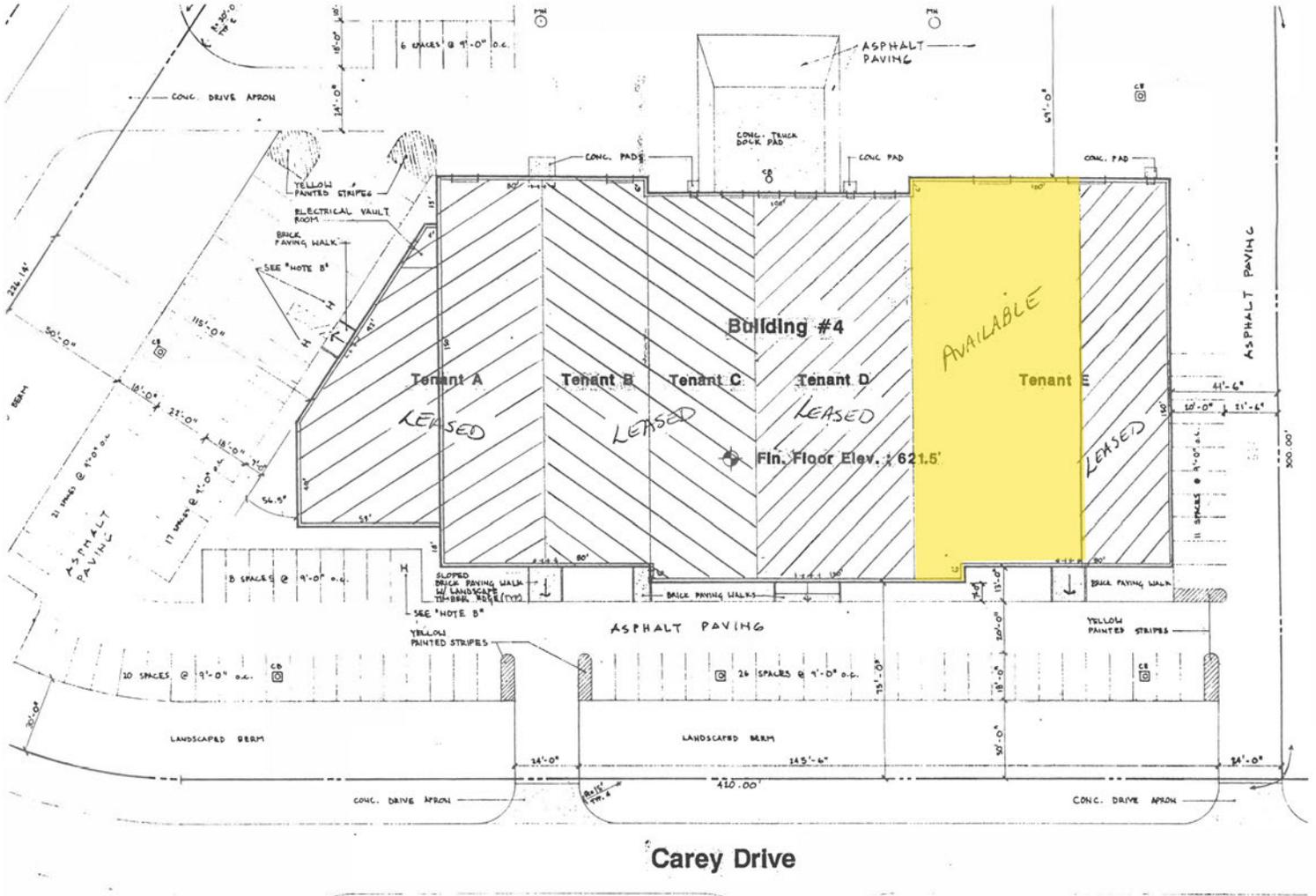
| UNIT | TOTAL SF | OFFICE S | WHSE. SF | DRIVE-IN DOORS | DOCKS |
|------|----------|----------|----------|----------------|-------|
| 6 | 8,779 SF | 779 SF | 8,000 | - 1 - | - 1 - |

FRED W. CHRISTIE
 Principal
 216.525.1468
 fchristie@crecorealestate.com

3 Summit Park Drive,
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Site Plan



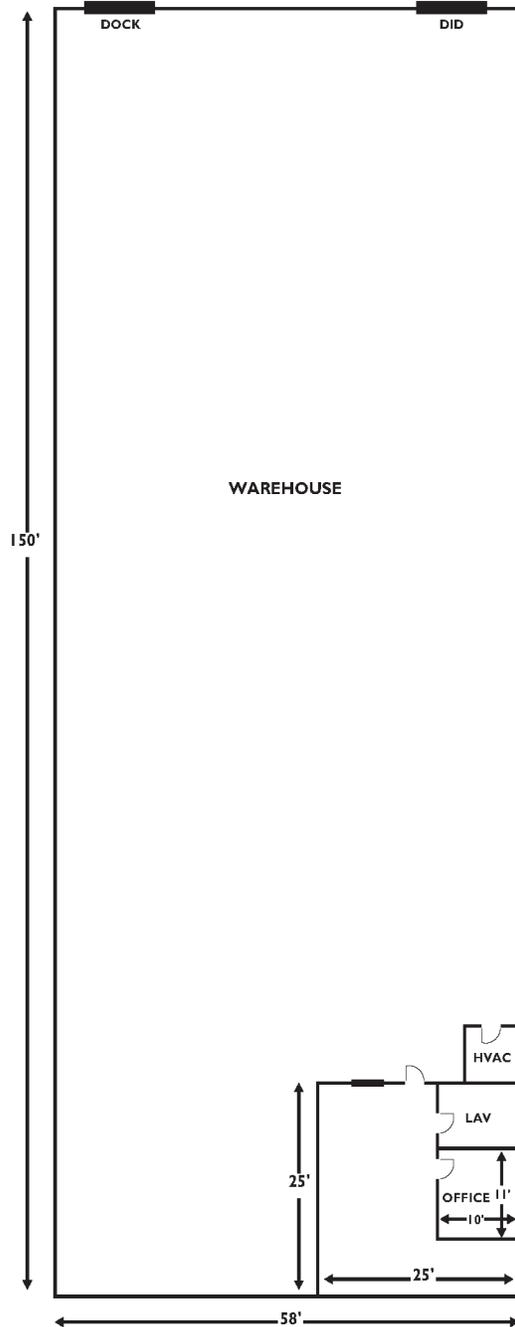
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Floor Plan



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BOYAS BLDG. IV
10055 Sweet Valley
Drive, Ste 6
Valley View, OH 44125

| | |
|--------------------------|-----------------------------------------|
| County: | Cuyahoga |
| Market: | SO-Z1 |
| Sub Market: | I-480/I-77 Corridor/South to Sprague Rd |
| Land Size (Acres) | 3.5 Acres |
| Available SF: | 8,779 SF |
| Building SF: | 46,300 SF |
| Industrial SF: | 8,000 SF |
| Office SF: | 779 SF |

Building

| | |
|-----------------------------|---------------------|
| Construction Status: | Existing |
| Primary Use: | MU |
| Floors: | 1 |
| Year Built: | 1991 |
| ConstructionType: | Brick/Block |
| Roof Type: | Flat |
| Sprinkler: | No |
| Heat: | Gas |
| Signage: | Y |
| Ceiling Ht: | 18' (Min) 18' (Max) |

Utilities

Site

| | |
|-----------------|------------|
| Land SF: | 152,460 SF |
| Zoning: | IND |

Crane

| | |
|----------------------------|------------------------------------------|
| # Cranes: | 0 |
| Capacity Tons (Min) | 0 |
| Capacity Tons (Max) | 0 |
| Crane Comments: | Crane Capacity: 0 Crane Clear Height: |

General Listing/Transaction Information

| | |
|-------------------------------|------------------|
| Warehouse Asking Rate: | \$6.00 SF GROSS |
| Office Asking Rate: | \$12.00 SF GROSS |
| Min Avail SF: | 8,779 SF |
| Max Contig SF: | 8,779 SF |
| Transaction Type: | Lease |

Loading & Doors

| | |
|-------------------------------|---|
| # GL/DID: | 1 |
| #DH/Truck-level Doors: | 1 |
| Total Doors: | 2 |

Contacts

| | |
|--------------------------|---------------------------------------------------------------------------------------|
| Listing Broker(s) | Fred Christie CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com |
|--------------------------|---------------------------------------------------------------------------------------|

Comments

Listing Comments: Asking rate: \$6.00 per square foot for warehouse and \$12.00 per square foot for office gross per year.

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