



FOR LEASE

10111 Sweet Valley Drive
Valley View, Ohio 44125

MULTI-TENANT



Property Specifications

TOTAL BUILDING SF	28,000 SF
CONSTRUCTED	1988
CONSTRUCTION	Metal / Masonry
CEILING HEIGHT	18'
DRIVE-IN DOORS	Three (3)
LIGHTING	Fluorescent
HEAT	Rooftop HVAC
AIR-CONDITIONING	100%
ROOF	Flat
FLOOR	Concrete



Available Units For Lease

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	DOCKS	DID
1	4,800 SF	-0- SF	4,800 SF	-0-	One (1)
2	4,800 SF	1,900 SF	2,900 SF	-0-	One (1)
3-5	14,400 SF	To Suit	14,400 SF	Two (2)	One (1)

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Fred W. Christie

Principal

216.525.1468

fchristie@crecorealestate.com

3 Summit Park Drive, Suite 200

Cleveland, Ohio 44131

Main 216.520.1200

Fax 216.520.1828

crecorealestate.com



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BOYAS PROPERTIES

**10111 Sweet Valley
Drive, Ste 1**
Valley View, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Available SF:	4,800 SF
Building SF:	28,000 SF
Industrial SF:	4,800 SF

General Listing/Transaction Information

Asking Rate:	\$6.75 GROSS Per Year
Min Avail SF:	0 SF
Max Contig SF:	0 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

Parking Comments:	Ample
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Loading & Doors

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

Contacts

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

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Multi-Tenant
Year Built:	1988
ConstructionType:	Metal/Masonry
Exterior Type:	Brick
Roof Type:	Flat
Roof Age:	2016
Deck Type:	Metal
Floor Type:	Concrete
Sprinkler:	None
Heat:	OH Gas
Signage:	Y
Ceiling Ht:	18' (Min) 18' (Max)

Utilities

Site

Zoning:	IND
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Crane

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

Comments

Listing Comments: Beautiful campus setting in Valley View at the I-480 and I-77 intersection. Can be combined with Unit 2.

Fred W. Christie
Principal
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fchristie@crescorealestate.com



BOYAS PROPERTIES
**10111 Sweet Valley
Drive, Unit 2**
Valley View, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Available SF:	4,800 SF
Building SF:	28,000 SF
Industrial SF:	2,900 SF
Office SF:	1,900 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Multi-Tenant
Year Built:	1988
ConstructionType:	Metal/Masonry
Exterior Type:	Brick
Roof Type:	Flat
Roof Age:	2016
Deck Type:	Metal
Floor Type:	Concrete
Sprinkler:	None
Ceiling Ht:	18' (Min) 18' (Max)

Utilities

Site

Zoning:	IND
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Crane

Comments

Listing Comments: Beautiful campus setting in Valley View at the I-480 and I-77 intersection. Office: \$12.50/SF Gross. Warehouse: \$6.75/SF Gross. Can be combined with Unit 1.

General Listing/Transaction Information

Warehouse Asking Rate:	\$6.75 GROSS Per Year
Office Asking Rate:	\$12.50 GROSS Per Year
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

Parking Comments:	Ample
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Loading & Doors

Contacts

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



BOYAS PROPERTIES

10111 Sweet Valley Drive, Ste 3-5
Valley View, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Available SF:	14,400 SF
Building SF:	28,000 SF
Industrial SF:	14,400 SF

General Listing/Transaction Information

Warehouse Asking Rate:	\$6.75 GROSS Per Year
Office Asking Rate:	\$12.50 GROSS Per Year
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

Parking Comments:	Ample
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Loading & Doors

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Building

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Multi-Tenant
Year Built:	1988
ConstructionType:	Metal/Masonry
Exterior Type:	Brick
Roof Type:	Flat
Roof Age:	2016
Deck Type:	Metal
Floor Type:	Concrete
Sprinkler:	None
Ceiling Ht:	18' (Min) 18' (Max)

Utilities

Site

Zoning:	IND
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Crane

Comments

Listing Comments: Beautiful campus setting in Valley View at the I-480 and I-77 intersection. Office: \$12.50/SF Gross. Warehouse: \$6.75/SF Gross.

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