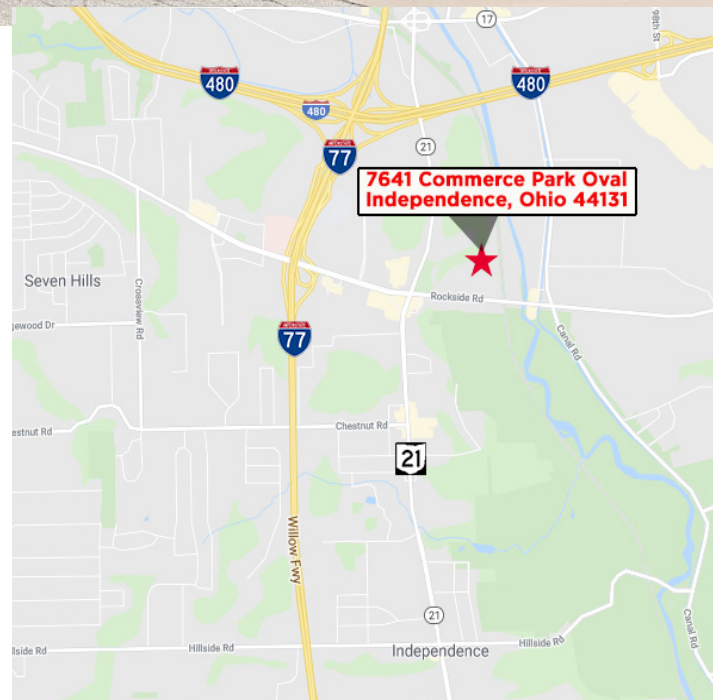




Property Highlights

- 16,000 SF available
- 13,000 SF warehouse
- 3,000 SF office
- One (1) dock
- One (1) drive-in
- 13' clear height
- T-8 lighting
- 240v/400a/3phase power
- Co Ray Vac warehouse heater
- Air-conditioned office
- 1.04 acres
- Zoned industrial
- Asking Price: \$832,000



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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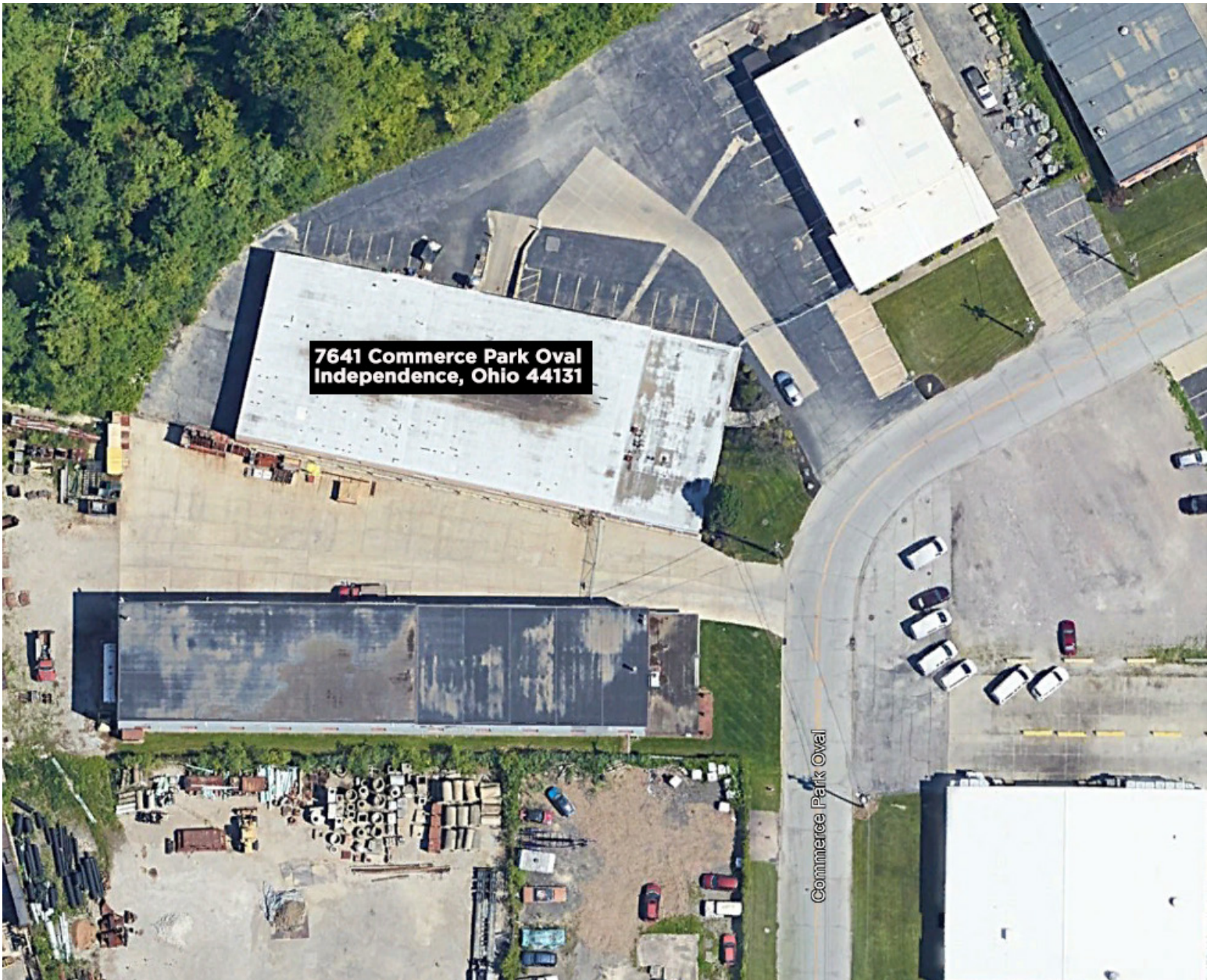
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FOR SALE

7641 COMMERCE PARK OVAL INDEPENDENCE, OHIO 44131

Aerial



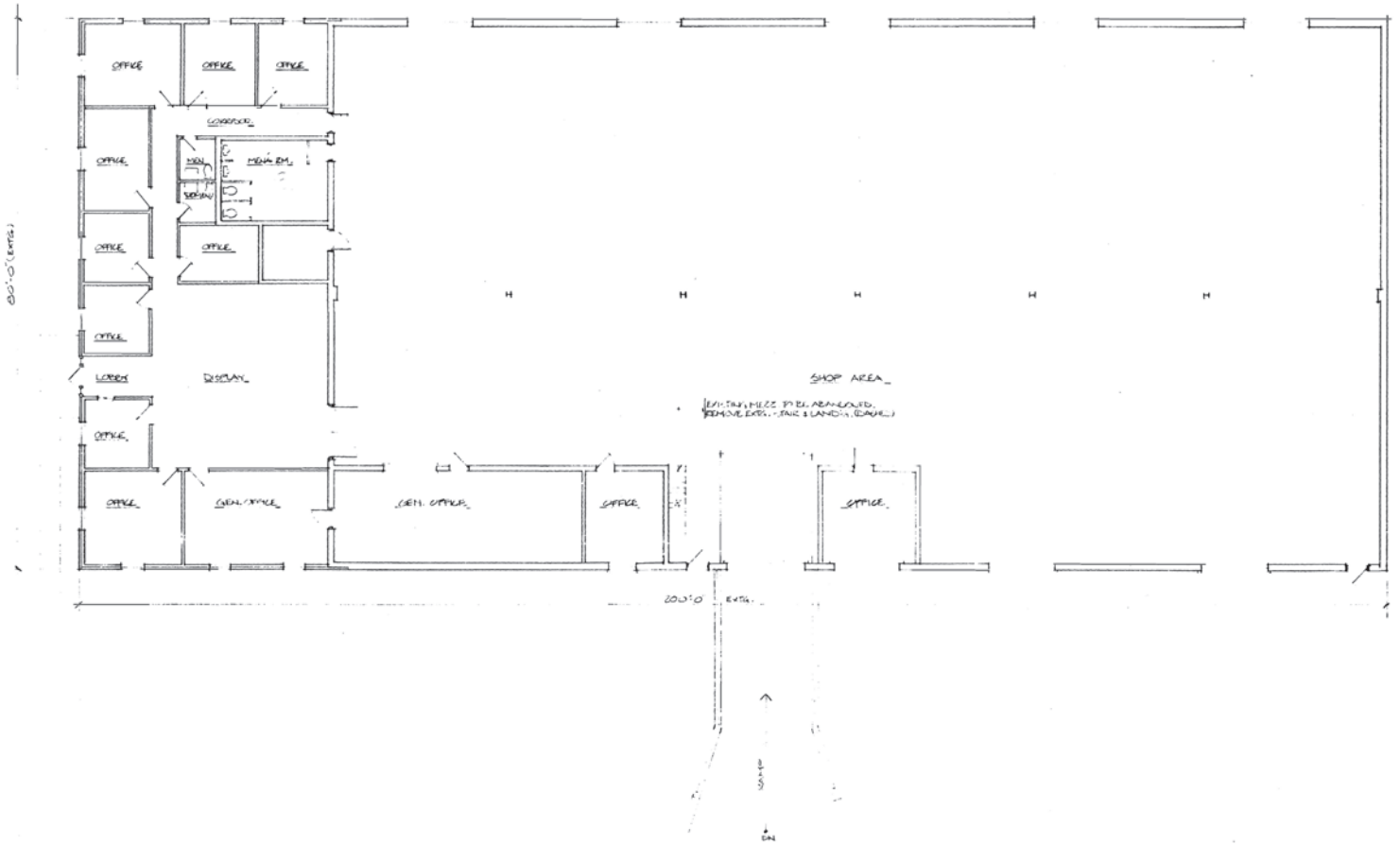
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Layout



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PRECISION METAL PRODUCTS

**7641 Commerce Park Oval
Independence, OH 44131**

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Land Size (Acres)	1.04 Acres
Available SF:	16,000 SF
Building SF:	16,000 SF
Industrial SF:	13,000 SF
Warehouse SF:	13,000 SF
Office SF:	3,000 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Multi-Tenant:	Single-Tenant
Year Built:	1970
# Buildings:	1
ConstructionType:	Masonry
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	T-8
Sprinkler:	No
Heat:	Co Ray Vac
AC:	Office
Ceiling Ht:	12' (Min) 12' (Max)

Utilities

Gas:	Dominion
Water:	City
Sewer:	City
Power:	240 v 400 a 3 p

Site

Land SF:	45,302 SF
Parcel Number:	561-15-008
Zoning:	IND

Crane

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

Comments

Listing Comments: Free Standing Industrial Facility located at I-77 and I-480 in the city of Independence. Building offers 3,000 SF of updated offices and 13,000 SF of nice manufacturing/warehouse space. Building has one (1) dock and one (1) drive-in door.

General Listing/Transaction Information

Asking Price:	\$832,000.00 \$52.00 Per SF
Transaction Type:	Sale

Parking

Loading & Doors

# Ext. Docks:	1
# GL/DID:	1
Total Doors:	2

Contacts

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