

18665 SHELDON ROAD

Middleburg Heights, Ohio 44130

For Lease



PROPERTY HIGHLIGHTS

- Well maintained office/warehouse units
- Located near Cleveland Hopkins International Airport (I-71/I-480)
- Warehouse offers 22' clear sprinklered space

Unit	Total SF	Office	Warehouse	Dock	Drive-In
18663	7,000	To Suit*	7,000	-0-	-1-
18683	8,000	8,000	To Suit**	-0-	-1-

* Landlord will build offices to suit

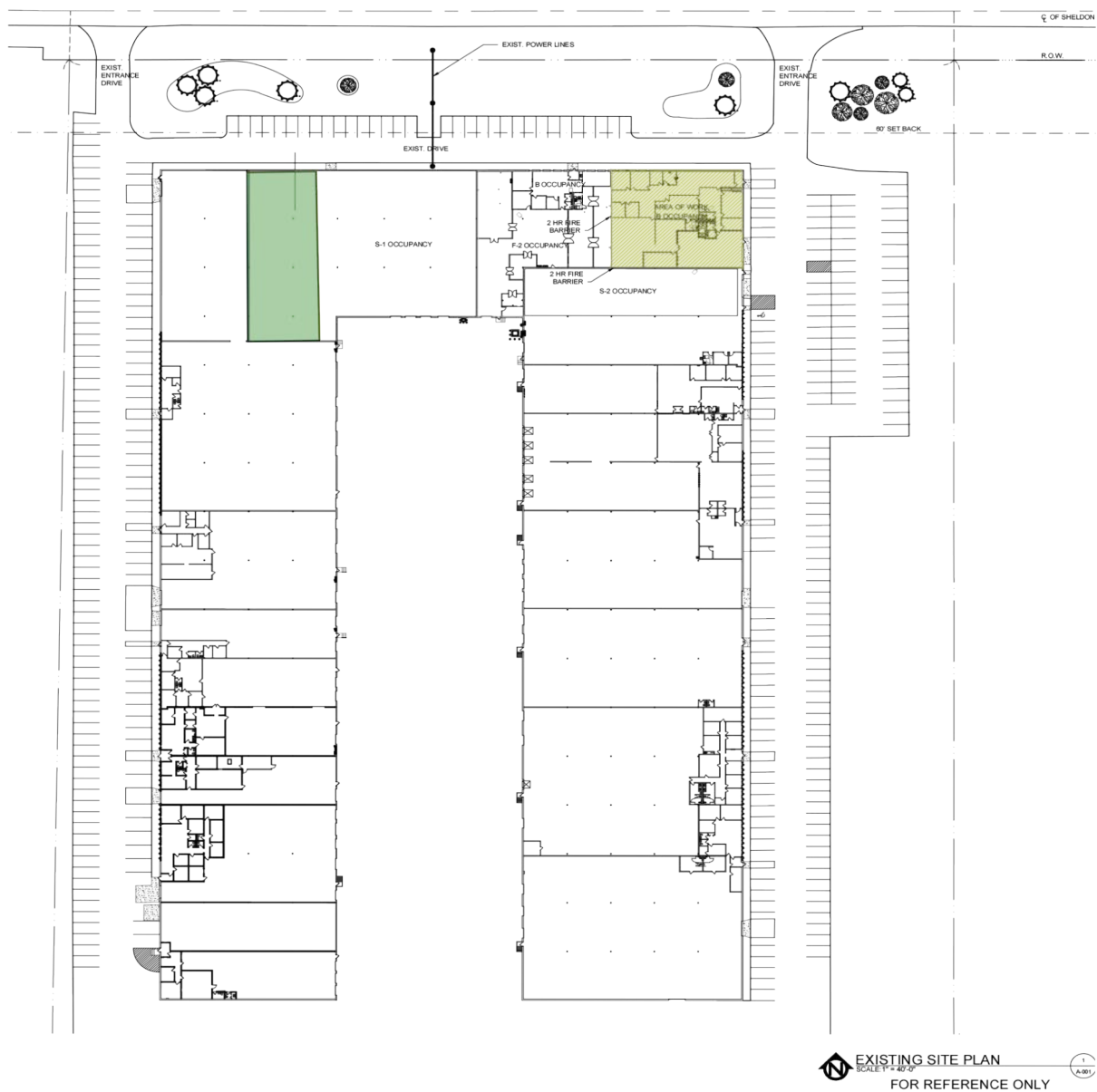
**Landlord will remove office and convert to warehouse for tenant's needs

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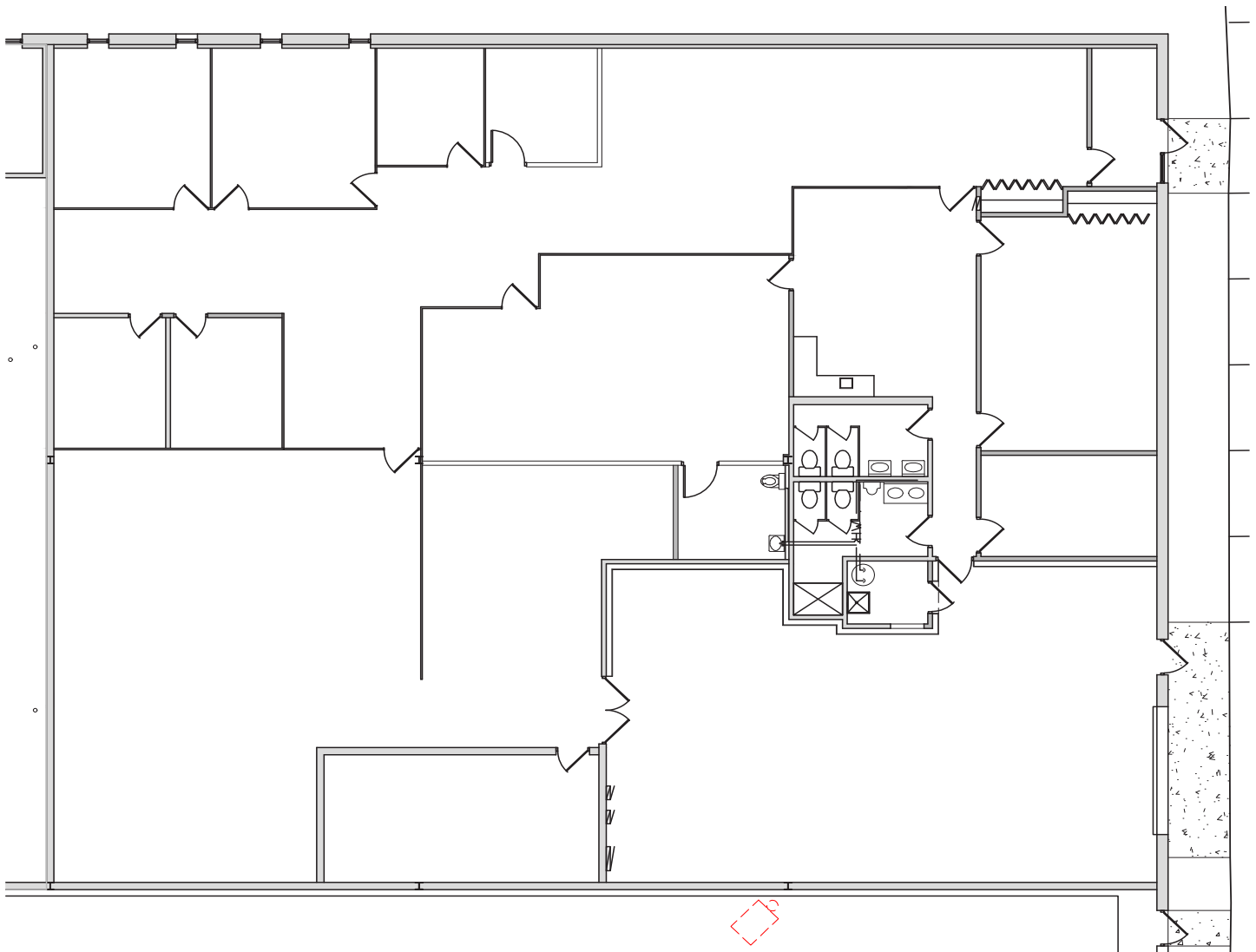


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 SUITE PLAN
SCALE: 1/8" = 1'-0"

1
A-100

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BUILDING

Construction Status:	Existing
Primary Use:	Industrial
Floors:	1
Building Class:	
Multi-Tenant:	Yes
Year Built:	
Year Refurbished:	
# of Buildings:	1
Construction Type:	Masonry
Roof Type:	Flat - new in 2015
Deck Type:	Metal
Floor Type:	Concrete
Floor Thickness:	
Lighting Type:	Fluorescent
Sprinkler:	Wet
Restroom:	
ADA Compliant:	
Heat:	Overhead Gas
Air Conditioning:	None
Ceiling Height:	22'
Bay Size:	
Column Spacing:	

UTILITIES

Gas:	Dominion
Water:	City
Sewer:	City
Power:	200a/240v/3p
Power Supplier:	First Energy

SITE

Land SF:
Acre(s):
Parcel #:
Zoning:

CRANE

of Cranes:
Capacity Tons (Min)
Capacity Tons (Max)

LOCATION

County:	Cuyahoga
Available SF:	7,000
Building SF:	22,138
Warehouse SF:	7,000
Office SF:	Landlord will build to suit

GENERAL LISTING/TRANSACTION INFORMATION

Sale Price:	
Asking Lease Rate:	4.50/SF
Min. Available SF:	
Max. Contig. SF:	7,000
Transaction Type:	Lease
Vacancy Type:	Direct

PARKING

of Spaces:
Parking Ratio:
Parking Comments:

LOADING & DOORS & RAIL

# Ext. Docks:	
# Ext. Levelers:	
# GL/DID:	One (1)
GL/DID Dim. (H x W):	
# DH/Truck-level Doors:	
Total Doors:	One (1)
Rail Status:	
Door Comments:	

COMMENTS

Well maintained units located near Cleveland Hopkins International Airport (I-71 and I-480) in the Cleveland southwest suburb of Middleburg Heights. Warehouse offers 22' clear sprinklered space.

CONTACT(S)

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Floor Thickness:
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Restroom:
ADA Compliant:
Heat: Overhead Gas
Air Conditioning: None
Ceiling Height: 22'
Bay Size:
Column Spacing:

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Power: 200a/240v/3p
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