

19540 PROGRESS DRIVE
Strongsville, Ohio 44136

For Sale/Lease



PROPERTY HIGHLIGHTS

- Free standing fully air-conditioned facility in southwest suburb of Cleveland
- Easy access to I-71 and Cleveland Hopkins International Airport
- 50,413 SF consisting of 3,610 SF of office and 46,803 SF of warehouse space
- Docks and drive-in doors on both east and west sides of the building
- Includes 1.5 acres of undeveloped land to the west for expansion

Rental rate - \$5.75/SF NNN

Asking Price - \$3,100,000

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PROPERTY SPECIFICATIONS

TOTAL SF	50,413 SF
OFFICE	3,610 SF
WAREHOUSE	46,803 SF
ACREAGE	4.26 acres
EXTERIOR TYPE	Brick
CEILING HEIGHT	Min 13.5' TO 18.5' Max
ROOF	New in 2020 - Membrane
DECK TYPE	Metal
FLOOR	Concrete
HEAT	Rooftop HVAC
AIR CONDITIONING	100%
LIGHTING	Fluorescent/Metal Halide
SPRINKLER	100% Wet
DOCKS	Five (5)
DRIVE-IN DOOR	Three (3)
POWER	480V/1600A/3 Phase



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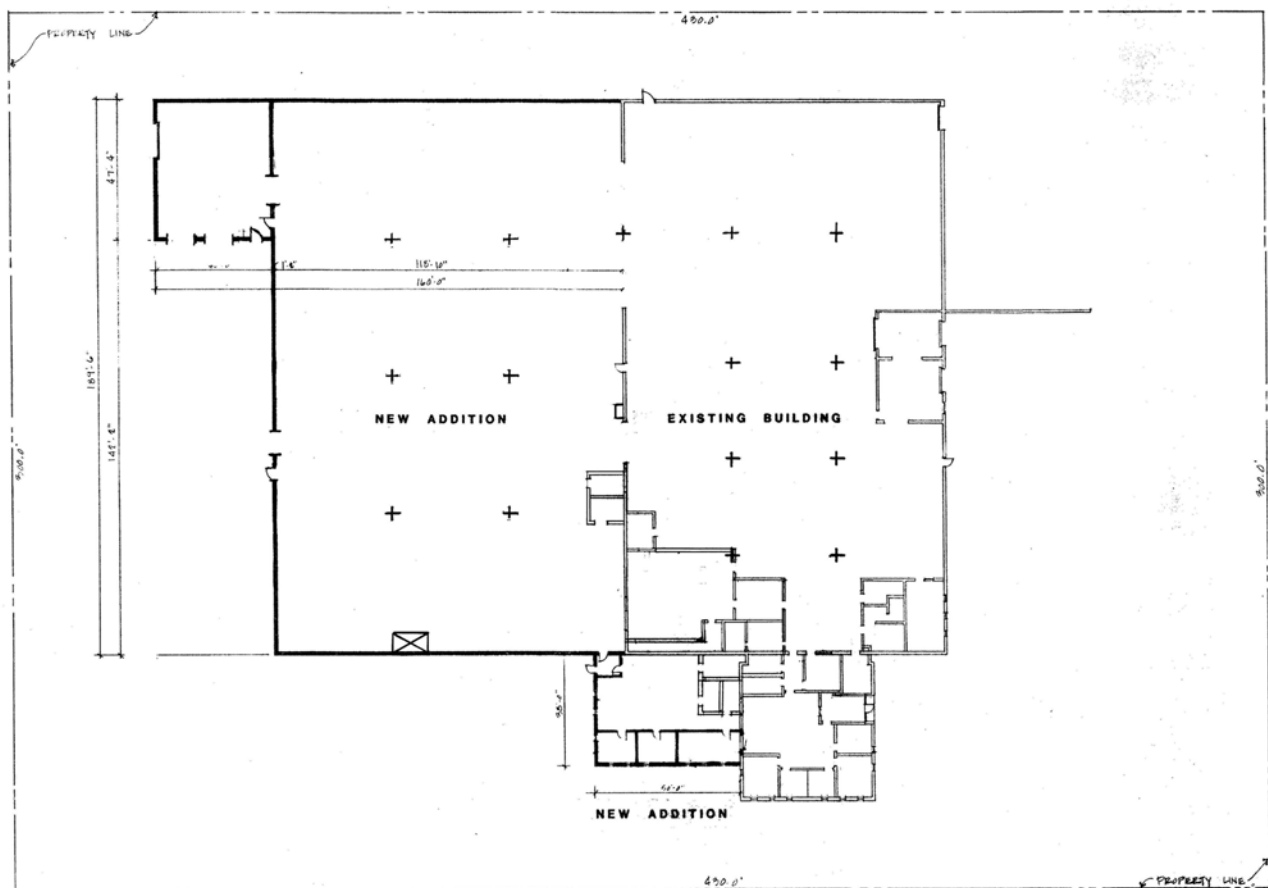


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Layout



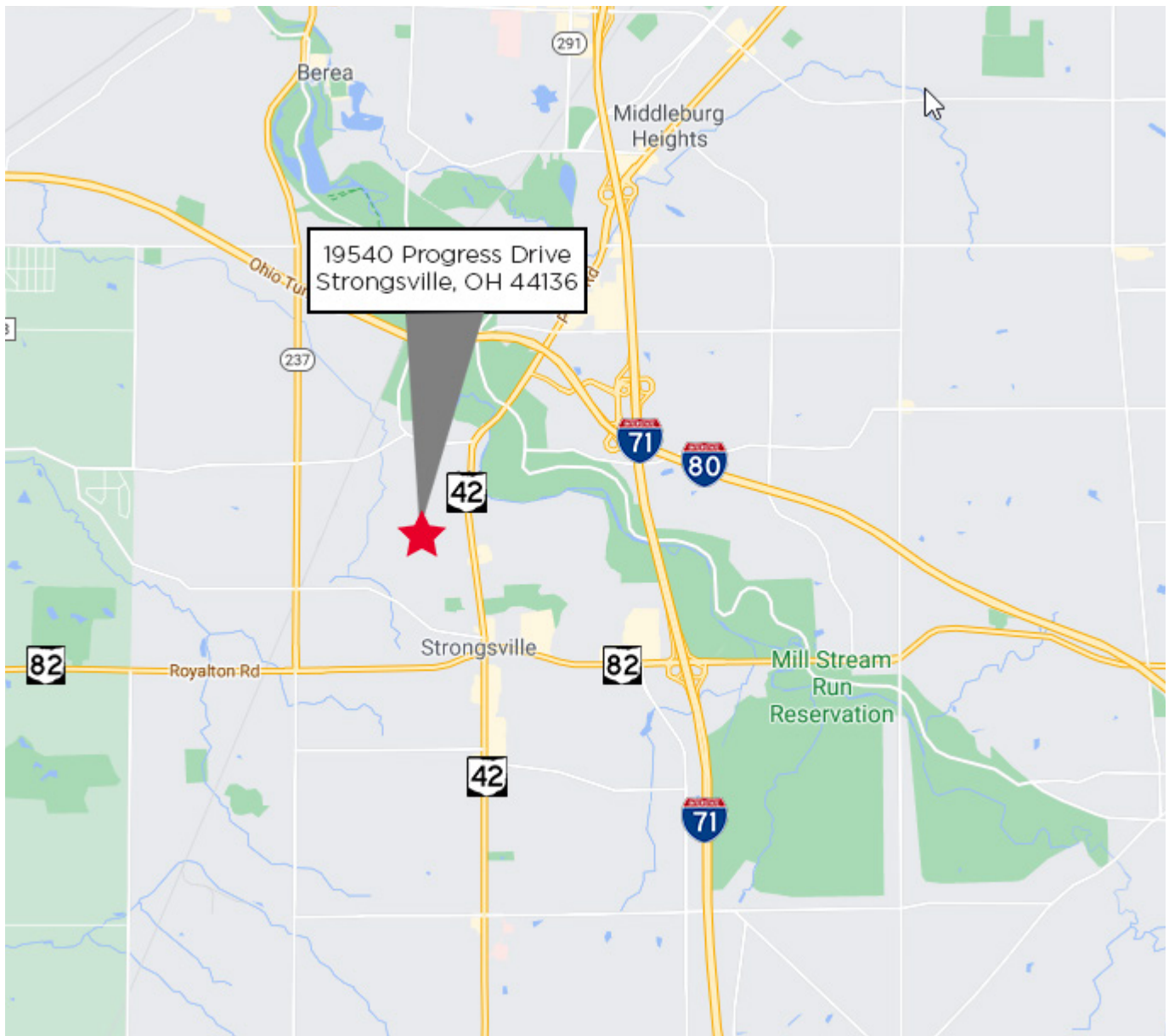
SITE / FLOOR PLAN,
SCALE: 1" = 50'-0"

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Map



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Aerial

