

**FOR LEASE**

**VIEW VIDEO HERE**



# 640 N. ROCKY RIVER DRIVE

Berea, Ohio 44017

**60,509 SF / 3.99 ACRES**

## PROPERTY HIGHLIGHTS

- Minutes from Cleveland Hopkins International Airport
- Excellent access to I-71, I-480 and I-80 (Ohio Turnpike)
- Air lines, buss ducts, and exhaust systems for manufacturing
- Large fenced truck court allows for trailer parking and storage
- Major office renovations done in 2015
- Office cubicles included with the property
- Clean Lab area

<b>TOTAL SF</b>	60,509 SF
<b>OFFICE SF</b>	4,810 SF
<b>WAREHOUSE SF</b>	55,699 SF
<b>LAND</b>	3.99 acres
<b>CONSTRUCTED</b>	1960
<b>REFURBISHED</b>	2015
<b>CEILING HEIGHT</b>	11'7" - 17'
<b>COLUMN SPACING</b>	20' x 80'
<b>DOCKS</b>	Four (4) 1 - 10'x10' & 3 - 9'x10'
<b>DRIVE-IN DOORS</b>	Five (5) 1 - 12'x12' & 4 - 10'x12'
<b>SPRINKLER</b>	High hazard
<b>LIGHTING</b>	LED
<b>HEAT</b>	Reznor/radiant/boiler
<b>AIR-CONDITIONING</b>	Rooftop/office
<b>POWER</b>	1200A / 240/480V / 3P
<b>ASKING LEASE RATE</b>	\$4.25/NNN

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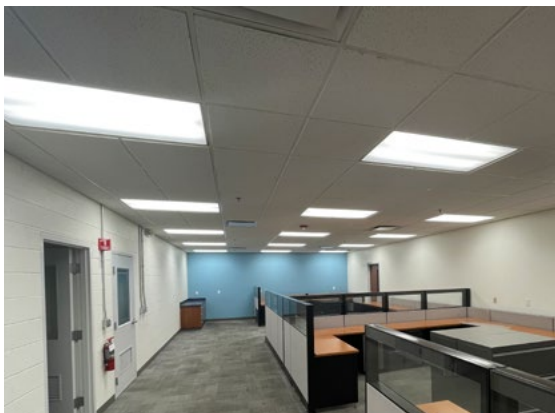
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## OFFICE PHOTOS



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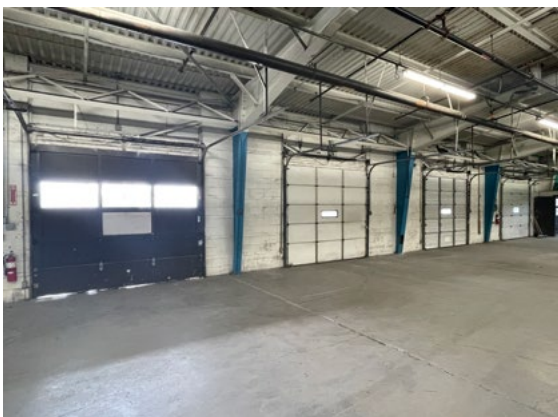
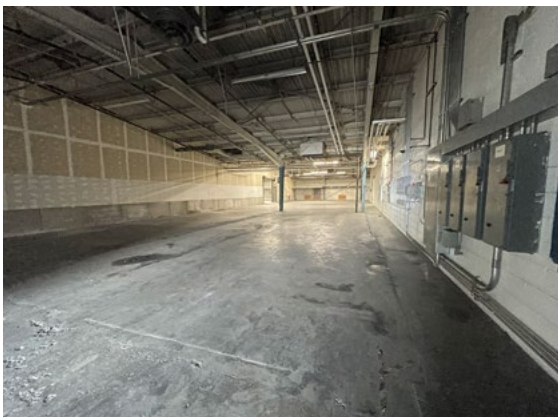
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## WAREHOUSE PHOTOS



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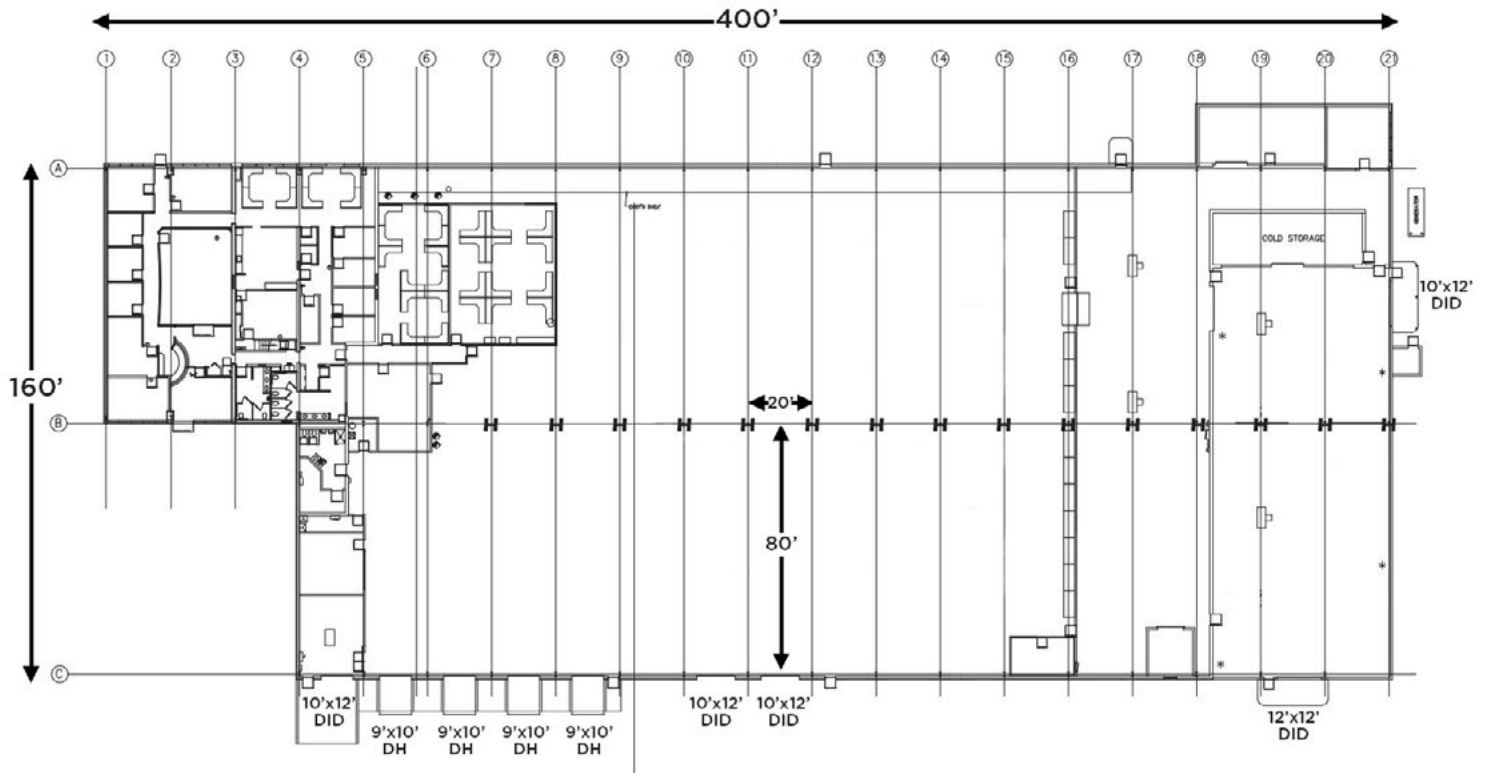
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## FLOOR PLAN



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