

7555 E. PLEASANT VALLEY ROAD

INDEPENDENCE, OHIO 44131

For Lease



GEORGE J. POFOK, CCIM, SIOR / Senior Vice President / gpofok@crescorealestate.com / 216 525 1469
ELIOT KIJEWski, SIOR / Senior Vice President / ekijewski@crescorealestate.com / 216 525 1487

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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com



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BUILDING SPACE **LOT SIZE** **CLEAR CEILING HT**
40,052 SF 4.07 18'

PROPERTY SPECIFICATIONS

TOTAL SF	40,052 SF
CONSTRUCTED	1996
LIGHTING	Fluorescent
HEAT	HVAC & Overhead Gas
AIR-CONDITIONING	Office
CEILING HEIGHT	18'
INDUSTRIAL RENT	\$5.50 / SF NNN
OFFICE RENT	\$11.50 / SF NNN



SUITE(S) AVAILABLE

SUITE	TOTAL SF	OFFICE	WAREHOUSE	TRUCK DOCKS	DRIVE-INS
100*	9,865 SF	8,865 SF	1,000 SF	-0-	One (1)
120*	6,115 SF	4,115 SF	2,000 SF	One (1)	-0-

*Max Contiguous 15,980 SF

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AERIAL AND MAP



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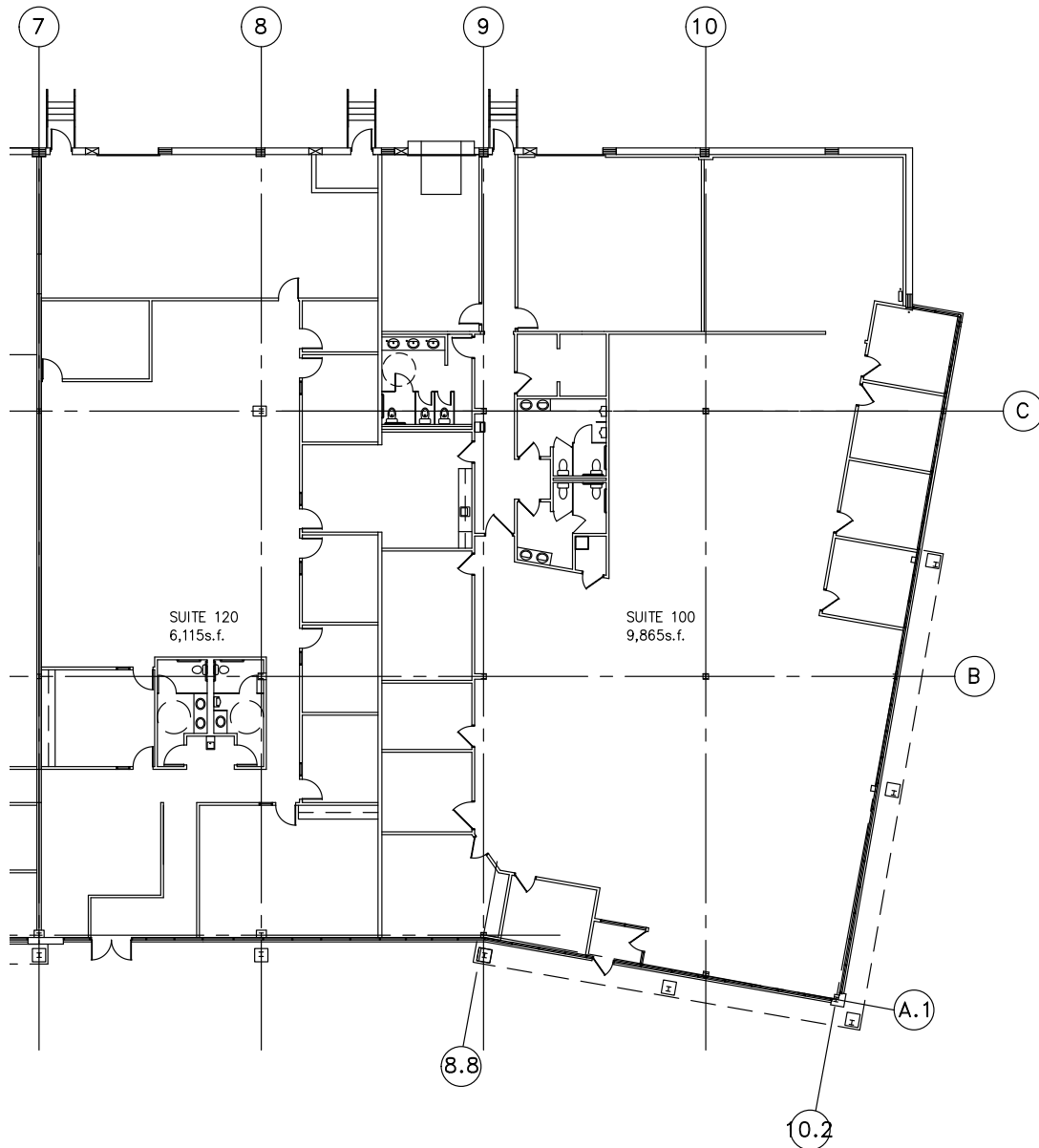


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FLOORPLAN - SUITE 100 & 120



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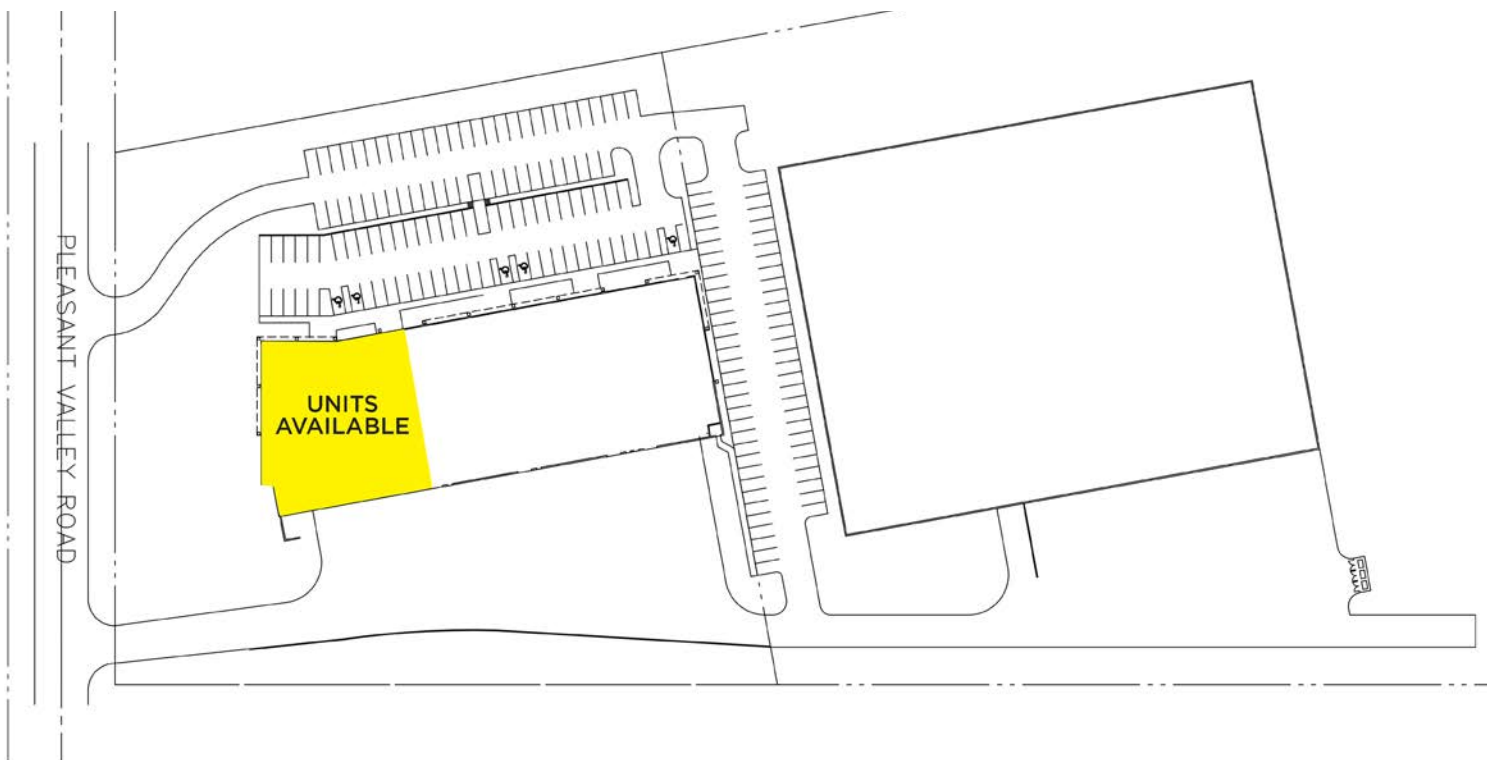


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SITE PLAN



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