

**FOR SALE**



# 10143 ROYALTON ROAD

SUITE I & J, NORTH ROYALTON, OHIO 44133



## PROPERTY HIGHLIGHTS

- Very low condo fees
- Office has multiple private offices and an open floor plan
- Office can be converted into warehouse
- Easy access to I-71 and I-80 (Ohio Turnpike)
- Close proximity to SouthPark Mall and other retail options
- Divisible to 1,800 SF

<b>TOTAL SF</b>	3,600 SF
<b>OFFICE SF</b>	3,330 SF
<b>INDUSTRIAL SF</b>	270 SF
<b>CONSTRUCTED</b>	2001
<b>REFURBISHED</b>	2006
<b>CEILING HEIGHT</b>	13' 6"
<b>DRIVE-IN DOORS</b>	Two (2) 10' x 12'
<b>LIGHTING</b>	Fluorescent
<b>HEAT</b>	HVAC
<b>AIR-CONDITIONING</b>	100%
<b>SALE PRICE</b>	\$288,000

**GEORGE J. POFOK, CCIM, SIOR**  
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## AERIAL



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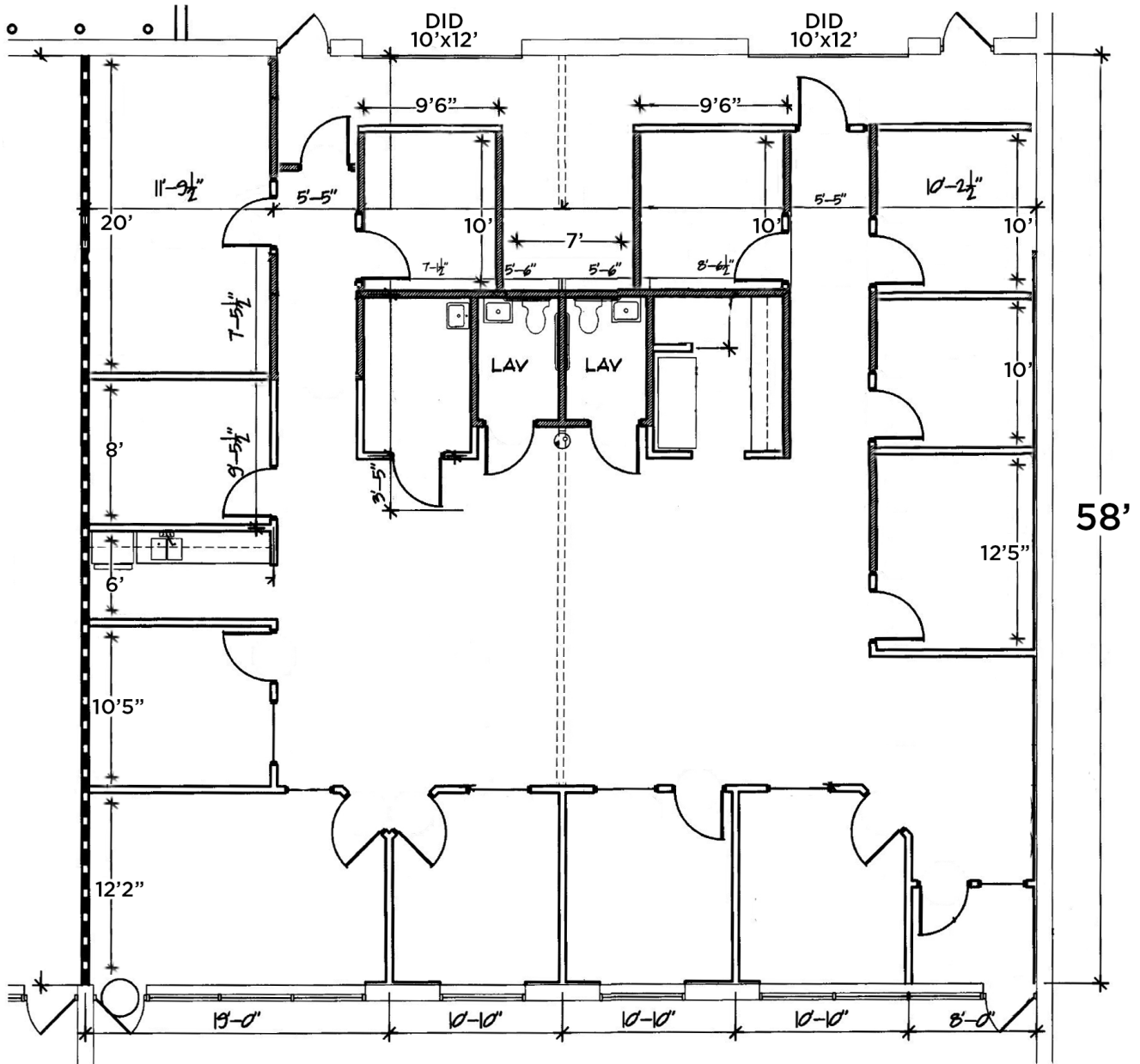
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## FLOOR PLAN



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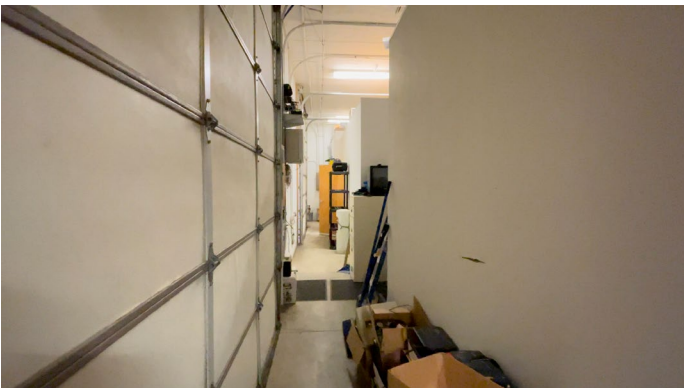
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## PROPERTY PHOTOS



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