



**FOR LEASE**



# 9500 MIDWEST AVENUE

Rear Suite, Garfield Heights, Ohio 44125



## PROPERTY HIGHLIGHTS

- Fantastic location near I-480 and Transportation Blvd.
- Clean, well lit warehouse
- Bonus mezzanine office
- Ideal for delivery services, utility companies, and contractors

<b>TOTAL BUILDING SF</b>	18,900 SF
<b>AVAILABLE SF</b>	<b>7,500 SF</b>
<b>OFFICE SF</b>	700 SF
<b>WAREHOUSE SF</b>	6,800 SF
<b>LAND</b>	1.21 acres
<b>CONSTRUCTED</b>	1962
<b>REFURBISHED</b>	1996 expansion
<b>CEILING HEIGHT</b>	16'
<b>DRIVE-IN DOORS</b>	Two (2) 12' x 14'
<b>LIGHTING</b>	T-8
<b>COLUMN SPACING</b>	24' x 30'
<b>ASKING LEASE RATE</b>	\$5.75 NNN

**JASON LAVER, SIOR**  
 Senior Vice President  
 +1 216 525 1489  
 jlaver@crescorealestate.com

**ELIOT KIJEWski, SIOR**  
 Senior Vice President  
 +1 216 525 1487  
 ekijewski@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**  
 Senior Vice President  
 +1 216 525 1469  
 gpofok@crescorealestate.com

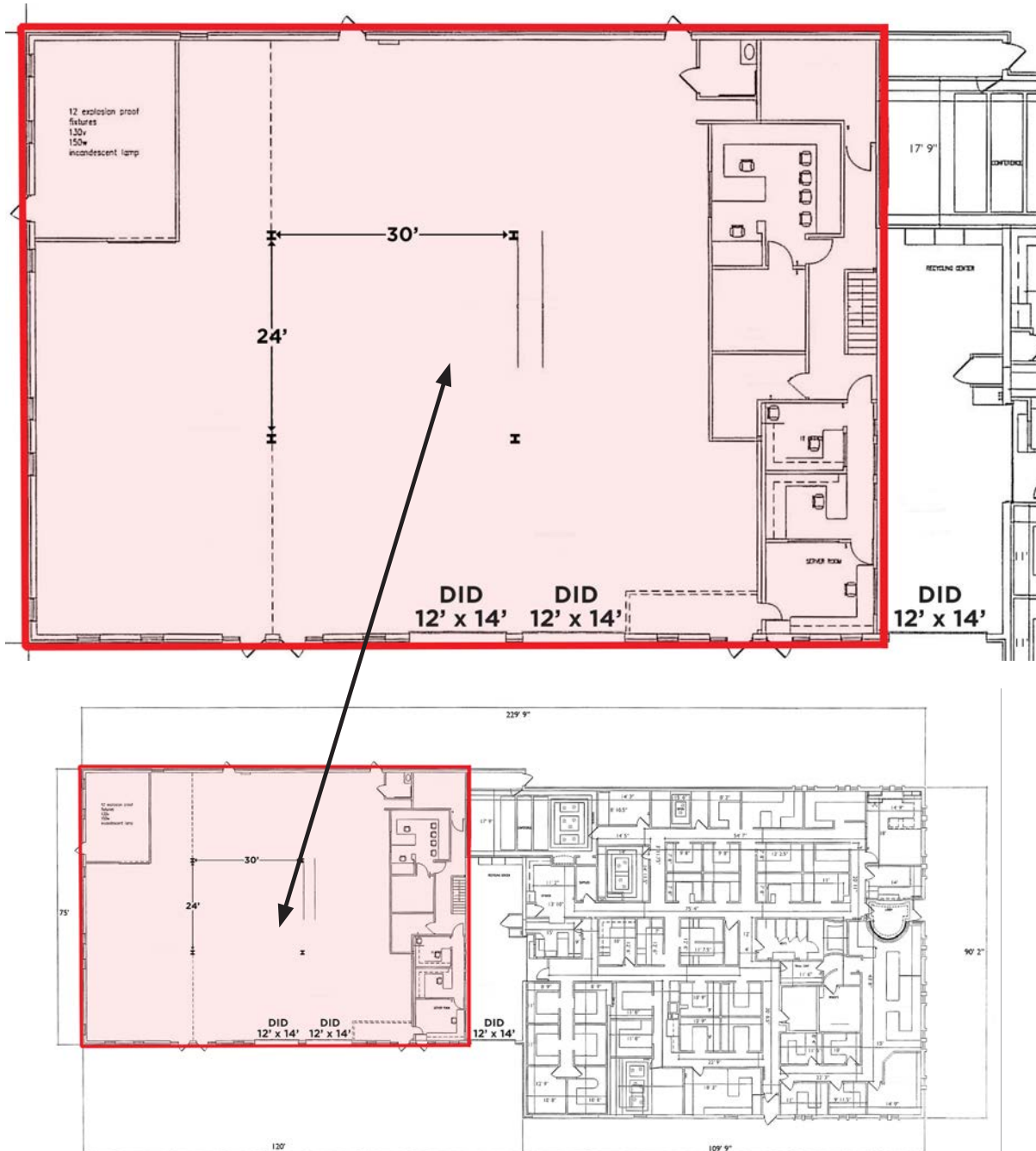
3 Summit Park Drive  
 Suite 200  
 Cleveland, Ohio 44131  
 M +1 216 520 1200  
 F +1 216 520 1828  
**crescorealestate.com**

# 9500 MIDWEST AVENUE

Rear Suite, Garfield Heights, Ohio 44125



## FLOOR PLAN



**JASON LAVER, SIOR**  
Senior Vice President  
+1 216 525 1489  
jlaver@crescorealestate.com

**ELIOT KIJEWski, SIOR**  
Senior Vice President  
+1 216 525 1487  
ekijewski@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**  
Senior Vice President  
+1 216 525 1469  
gpofok@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
M +1 216 520 1200  
F +1 216 520 1828  
[crescorealestate.com](http://crescorealestate.com)



# 9500 MIDWEST AVENUE

Rear Suite, Garfield Heights, Ohio 44125



## AERIAL



**JASON LAVER, SIOR**

Senior Vice President  
+1 216 525 1489  
jlaver@crescorealestate.com

**ELIOT KIJEWski, SIOR**

Senior Vice President  
+1 216 525 1487  
ekijewski@crescorealestate.com

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

Senior Vice President  
+1 216 525 1469  
gpofok@crescorealestate.com

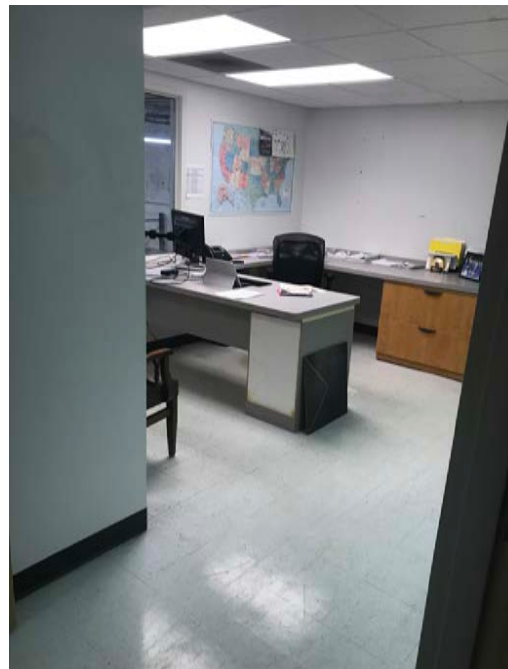
3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
M +1 216 520 1200  
F +1 216 520 1828  
[crescorealestate.com](http://crescorealestate.com)

# 9500 MIDWEST AVENUE

Rear Suite, Garfield Heights, Ohio 44125



## PROPERTY OFFICE PHOTOS



**JASON LAVER, SIOR**  
Senior Vice President  
+1 216 525 1489  
jlaver@crescorealestate.com

**ELIOT KIJEWski, SIOR**  
Senior Vice President  
+1 216 525 1487  
ekijewski@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**  
Senior Vice President  
+1 216 525 1469  
gpofok@crescorealestate.com

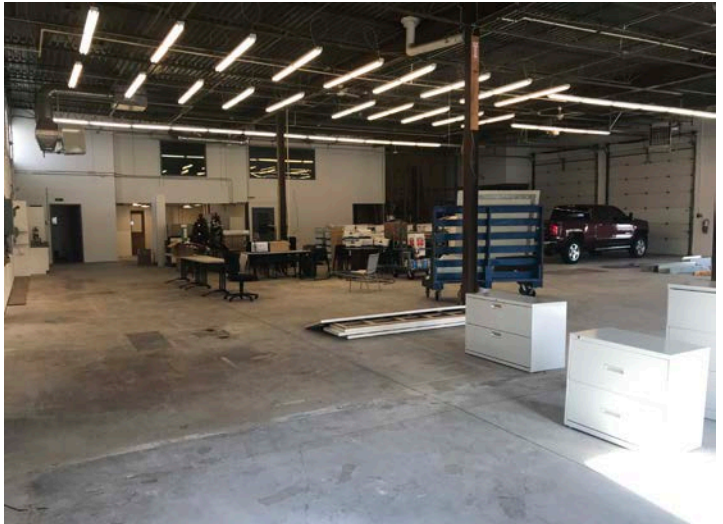
3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
M +1 216 520 1200  
F +1 216 520 1828  
[crescorealestate.com](http://crescorealestate.com)

# 9500 MIDWEST AVENUE

Rear Suite, Garfield Heights, Ohio 44125



## PROPERTY WAREHOUSE PHOTOS



**JASON LAVER, SIOR**

Senior Vice President  
+1 216 525 1489  
jlaver@crescorealestate.com

**ELIOT KIJEWski, SIOR**

Senior Vice President  
+1 216 525 1487  
ekijewski@crescorealestate.com

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

Senior Vice President  
+1 216 525 1469  
gpofok@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
M +1 216 520 1200  
F +1 216 520 1828  
[crescorealestate.com](http://crescorealestate.com)