

AVAILABLE

HIGH CUBE  
INDUSTRIAL  
COMPLEX

WESTLAKE'S  
**Premier**  
OFFERING

**830 CANTERBURY ROAD  
WESTLAKE, OHIO 44145**

**OFFERING HIGHLIGHTS**

- 139,288 SF on 19.25 acres
- 80,000 SF available
- 26' - 28' ceiling height
- Easy access to Interstate I-90
- Park-like setting
- 100% sprinklered
- T-5 lighting
- Eighteen (18) docks
- Two (2) drive-ins
- Close to Crocker Park, lodging and restaurants

**JOSEPH V. BARNA, SIOR** / Principal / [jbarna@crescorealestate.com](mailto:jbarna@crescorealestate.com) / 216.525.1464



## PROPERTY SPECS & MAP

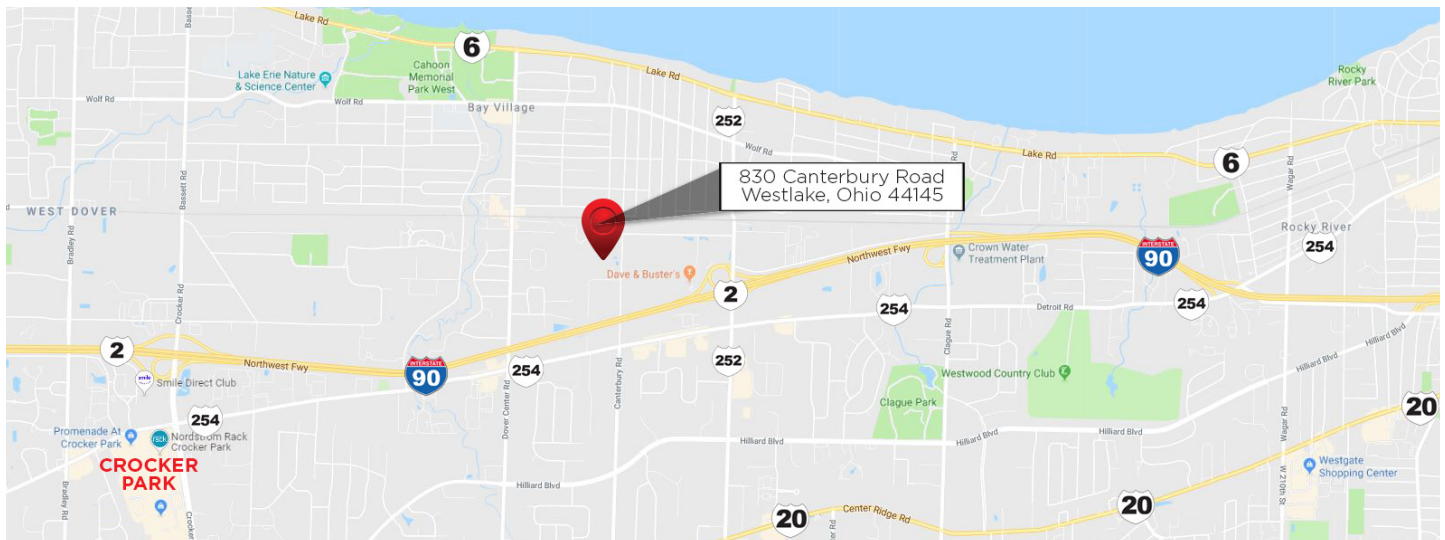
### PROPERTY SPECIFICATIONS

TOTAL SF	139,288 SF
OFFICE SF	38,598 SF
WAREHOUSE SF	100,690 SF
AVAILABLE WAREHOUSE SF	80,000 SF (including 500 SF office)
YEAR BUILD	1988
YEAR REFURBISHED	2015
PARKING	250 cars
CONSTRUCTION	Masonry/Metal
COLUMN SPACING	50' x 35'
CEILING HEIGHT	26' - 28'
LIGHTING	T-5
FLOORS	6" reinforced concrete
HEAT	Gas
POWER	600A / 480V / 3P
DOCKS	Eighteen (18) w/levelers
DRIVE-INS	Two (2) 10' x 14'; 16' x 14'
CONDITION	Above Standard

### AVAILABLE FOR LEASE

**Lease Rate:** \$4.10/SF, NNN

**Estimated NNN Expenses:** \$1.16/SF



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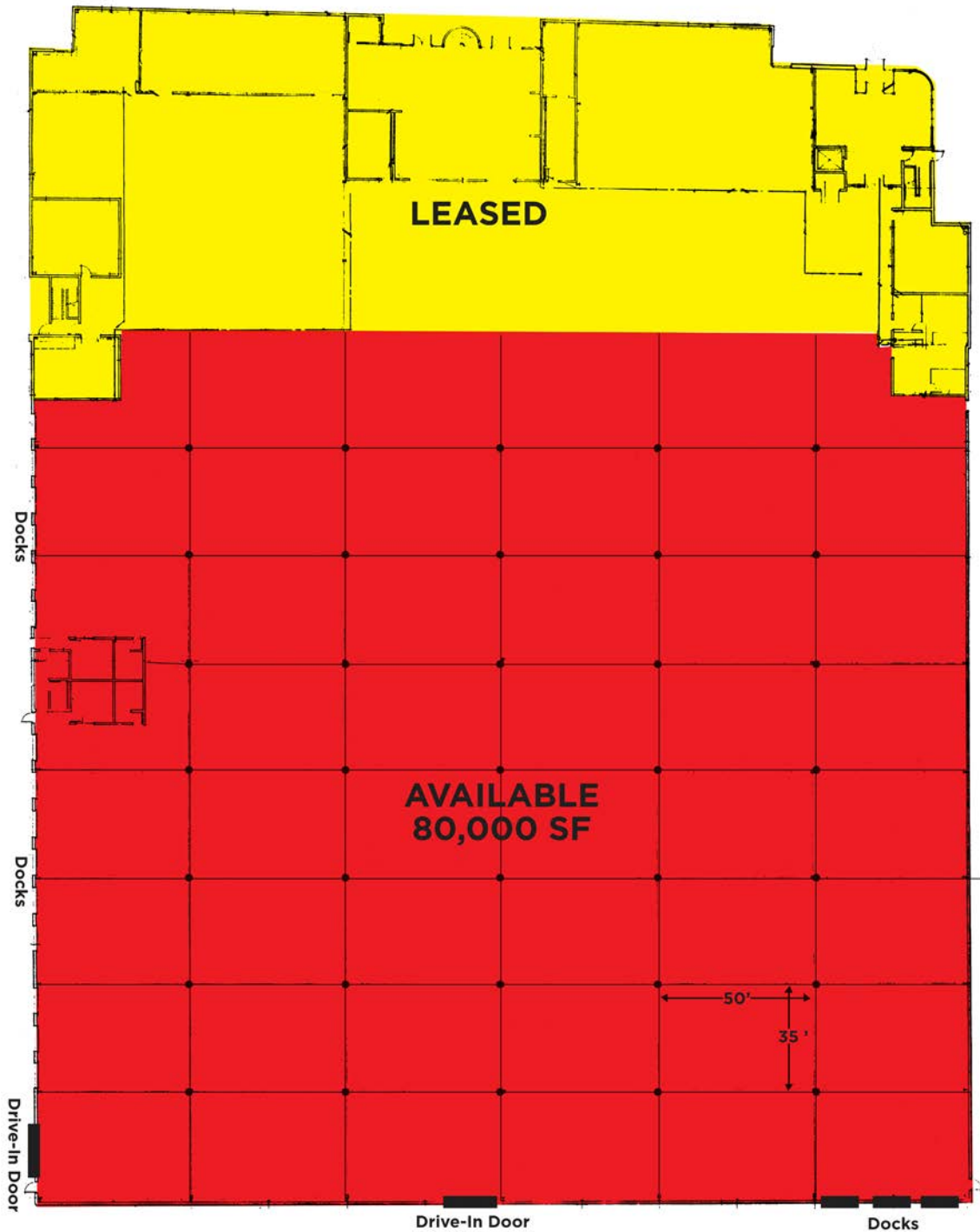
3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
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[crescorealestate.com](http://crescorealestate.com)







## FLOORPLAN



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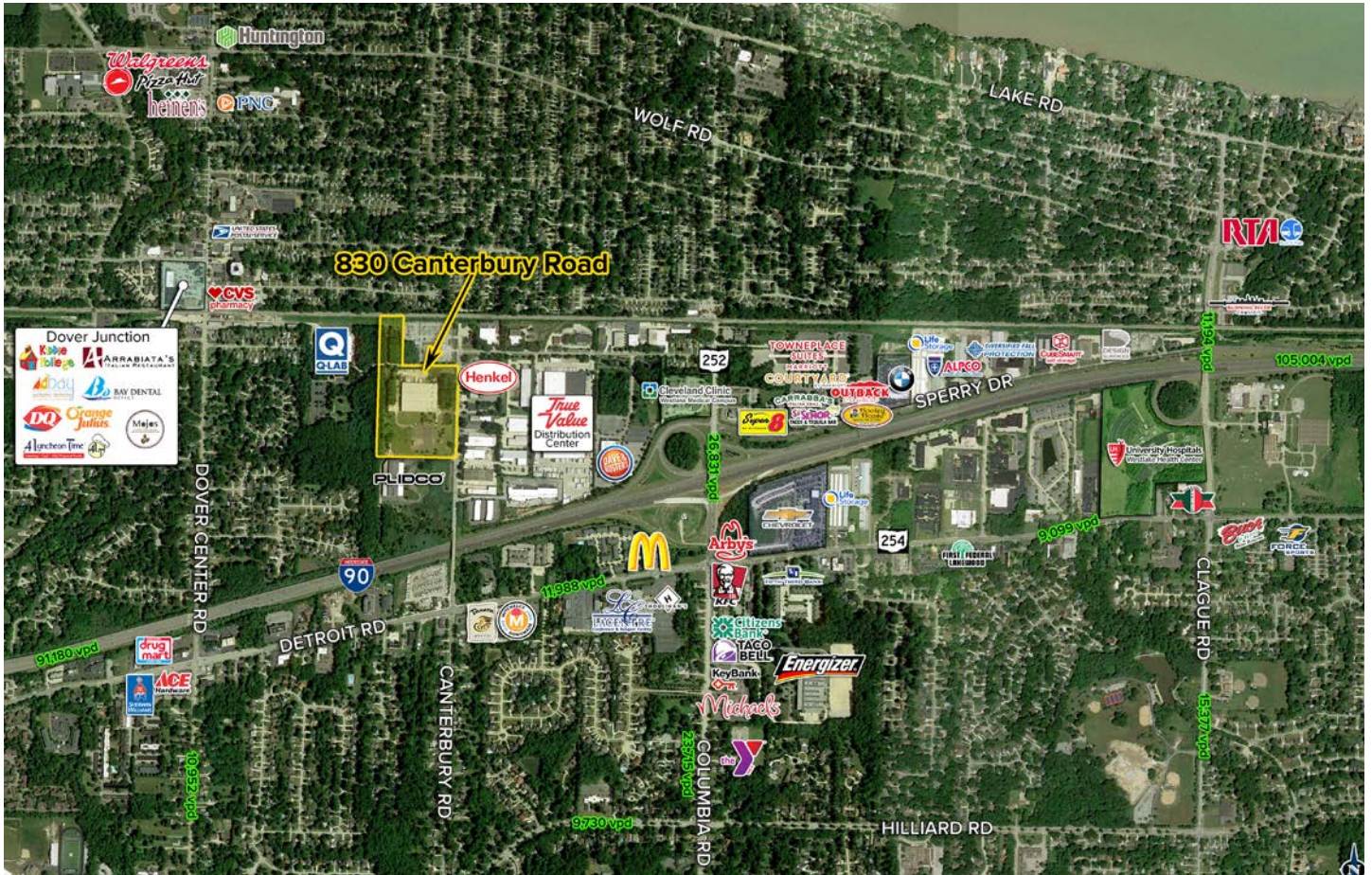
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## AERIAL & PHOTOS



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