

**8400 E. PLEASANT VALLEY ROAD**  
Independence, Ohio 44131

**FOR SALE OR LEASE**



## Property Highlights

**VIEW VIDEO HERE**

- Great location just minutes from I-77
- Many nearby amenities on Rockside Road
- Extremely clean facility ideal for manufacturing with heavy power, buss duct, air-lines, 7"- 8" concrete floors and locker rooms
- Move-in condition
- New EPDM roof in 2017
- Highly responsive property owner

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## PROPERTY SPECIFICATIONS

<b>TOTAL SF</b>	40,756 SF
<b>MAIN OFFICE SF</b>	4,500 SF
<b>INDUSTRIAL/PLANT SF</b>	36,256 SF
<b>*MEZZANINE</b>	2,000 SF (NE CORNER) 960 SF (SE CORNER)
<b>LAND</b>	5 acres
<b>CONSTRUCTION</b>	Masonry / Steel / Metal
<b>YEAR BUILT</b>	1963 - 1999
<b>CEILING HEIGHT</b>	25' clear (11,350 SF) 21' clear (4,000 SF) 15' clear (20,906 SF)
<b>SPRINKLER</b>	100% wet
<b>ROOF</b>	EPDM - installed 2017
<b>FLOOR</b>	7"- 8" concrete floor
<b>LIGHTING</b>	T-8 and LED
<b>HEAT</b>	Boiler / rooftop
<b>AIR CONDITIONING</b>	Rooftop HVAC office
<b>POWER</b>	480V / 2000A / 3P 750 KVA Transformer
<b>DRIVE-IN DOORS</b>	Two (2) (8' x 10' and 18' x 16')
<b>CRANES</b>	One (1) 2.5 ton
<b>AIR-LINES</b>	Yes
<b>LOCKER ROOMS</b>	Men and womens
<b>OUTSIDE STORAGE</b>	Ample paved land for outside storage or building expansion
<b>PARKING</b>	80+
<b>CONDITION</b>	Extremely clean / well maintained

**LEASE RATE \$5.50/SF NNN**

**SALE PRICE - \$2,500,000**

\* Mezzanine not included in total square footage



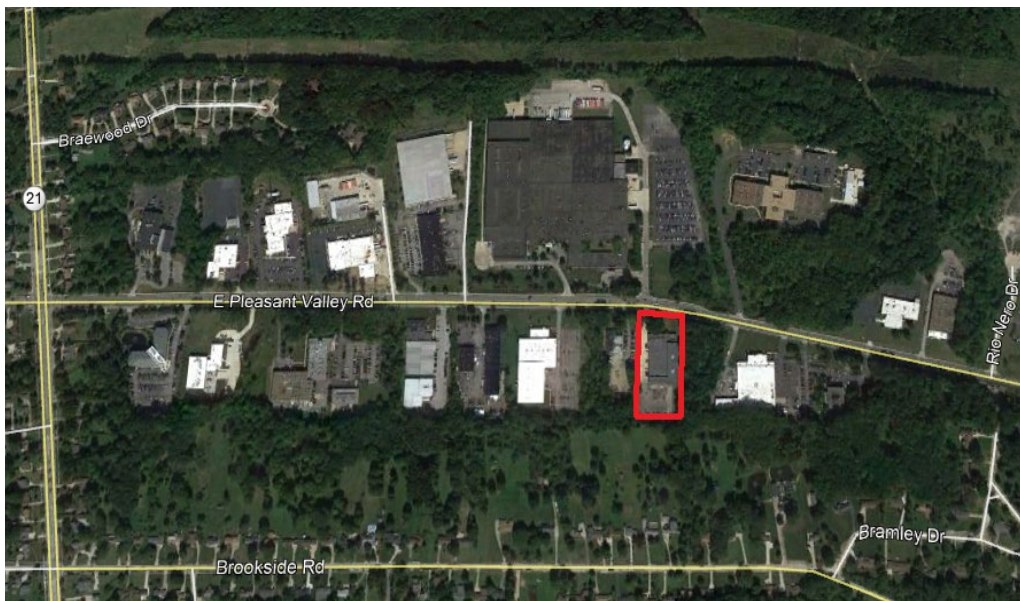
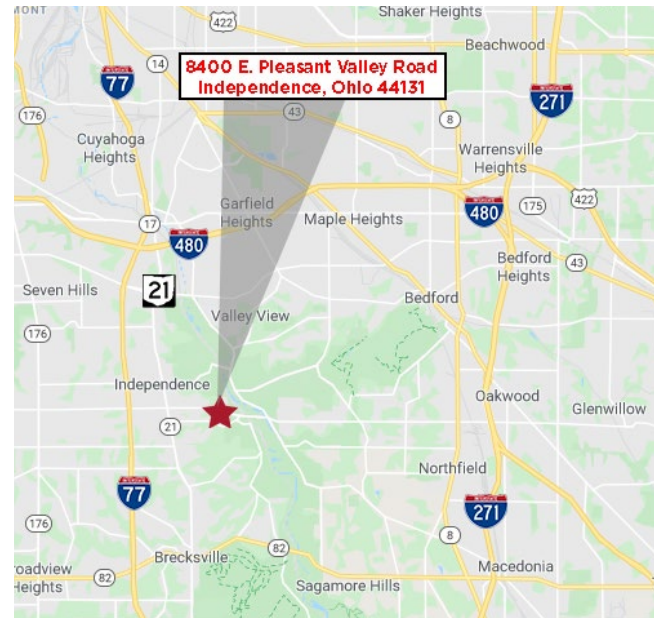


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## PARCEL LAYOUT, AERIAL & MAP



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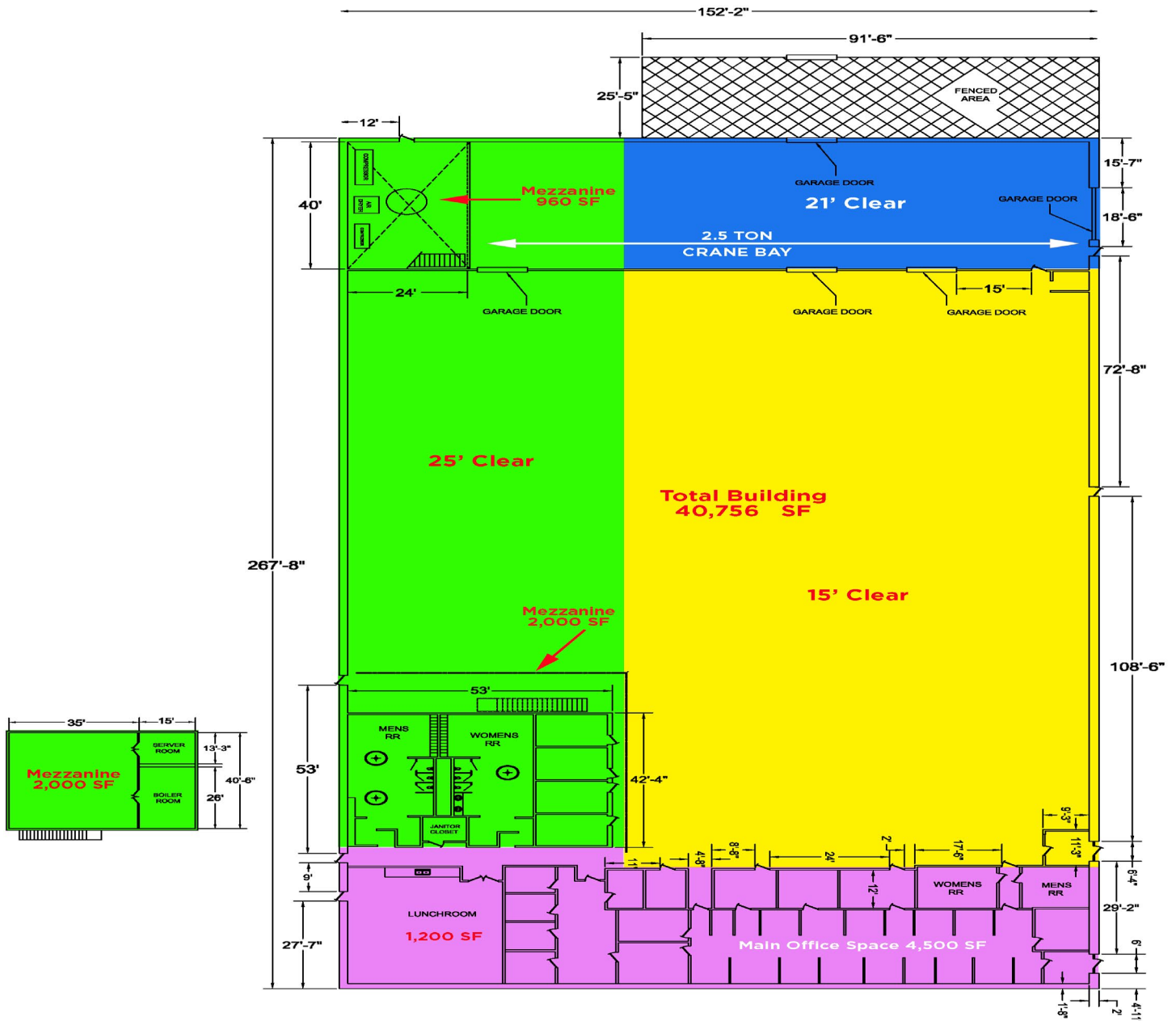


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## FLOOR PLAN





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OFFICE  
PHOTOS



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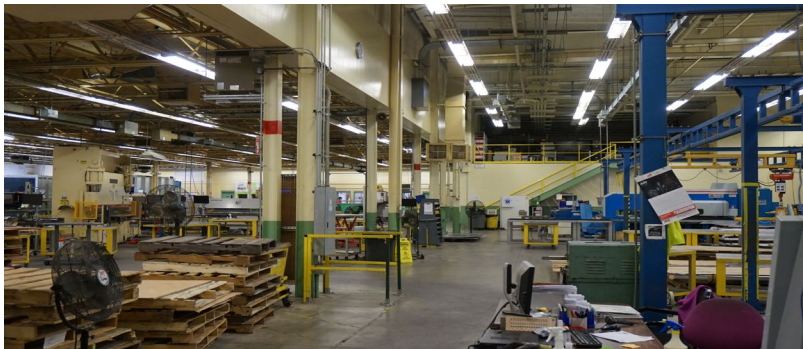


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## INDUSTRIAL PHOTOS



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