

FOR LEASE

9797 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

Great for Distribution
or Light Manufacturing

3 SIZE OPTIONS
48,384 SF / 127,224 SF / 175,608 SF

AVAILABLE
MAY 1, 2022

- Landlord can build an addition of 48,384 SF
- 36' clear with 11 new truck docks plus 1 large drive-in door



127,224 SF Industrial Facility

Expandable by Up to 48,384 SF for a total of 175,608 SF

Property Specifications

TOTAL SF	127,224 SF	SPRINKLER	100% Wet
OFFICE SF	12,024 SF	LIGHTING	T-5
INDUSTRIAL SF	115,200 SF	HEAT	Cambridge
LAND	10 acres	AIR-CONDITIONING	Office
CONSTRUCTED	1996	DECK	Steel / Built-Up Roof
CONSTRUCTION	Masonry/Steel	POWER	2 Switches - 800A / 208 & 480V / 3P
CEILING HEIGHT	24' - 25'	COLUMN SPACING	40' x 48'
DRIVE-IN DOORS	One (1)	LEASE RATE	\$5.66 NNN
DOCKS	Seventeen (17)		

SIMON CAPLAN, SIOR
Principal
+1 216 525 1472
scaplan@crescorealestate.com

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

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



FOR LEASE

9797 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

Highlights



Originally custom built for Alling & Cory, which was bought by International Paper, on 20 year lease.



- 115,200 SF warehouse and 12,024 SF office (recently redecorated).
- Shop has 5,917 SF support area including men's and women's locker rooms, shop offices, sample and equipment rooms, etc.
- Excellently maintained by Fortune 500 company
- Landlord can add up to 48,384 SF for a total foot print of 175,608 SF, which can include 28 truck docks and 2 drive-ins
- Great business park atmosphere
- Available May 1, 2022

SIMON CAPLAN, SIOR
Principal
+1 216 525 1472
scaplan@crescorealestate.com

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

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



FOR LEASE

9797 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

Map & Aerial



- Very low tax community
- Business friendly community
- Close to multiple highways
- 13 minutes to Downtown Cleveland
- 19 minutes to Cleveland Hopkins International Airport
- 35 minutes to Downtown Akron
- Located in deed restricted business park
- Possible government economic assistance

SIMON CAPLAN, SIOR
Principal
+1 216 525 1472
scaplan@crescorealestate.com

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

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

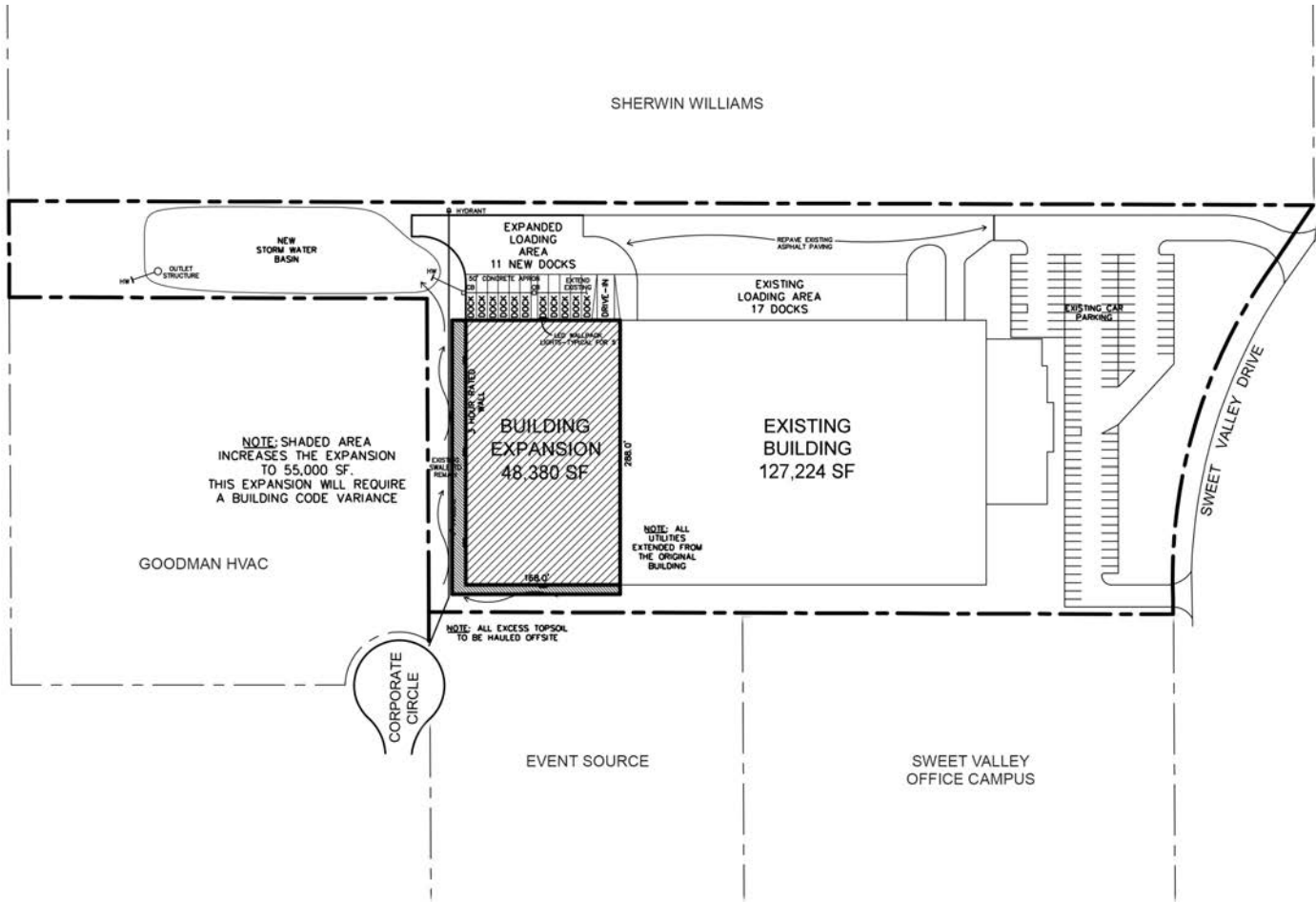


FOR LEASE

9797 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

Site Plan



**Total with Expansion
175,608 SF**

IMMEDIATELY AVAILABLE

*Now Landlord can build an addition of 48,384 SF
36' clear height with 11 truck docks and 1 drive-in door*

SIMON CAPLAN, SIOR
Principal
+1 216 525 1472
scaplan@crescorealestate.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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

