

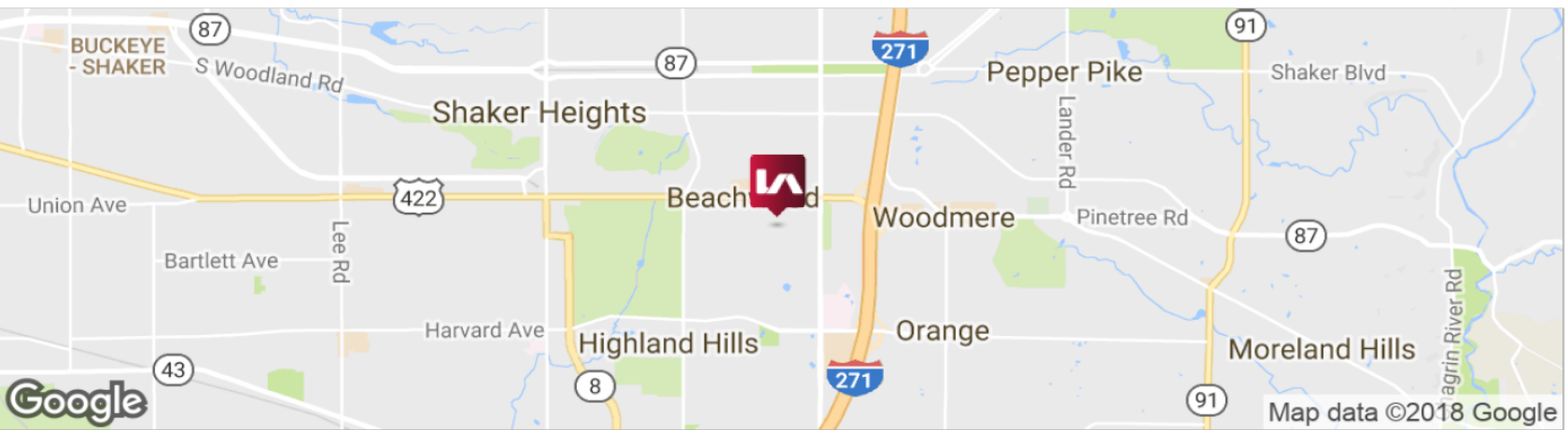


VERSAPLEX II

24000 Mercantile Road, Beachwood, OH

LOCATION FEATURES:

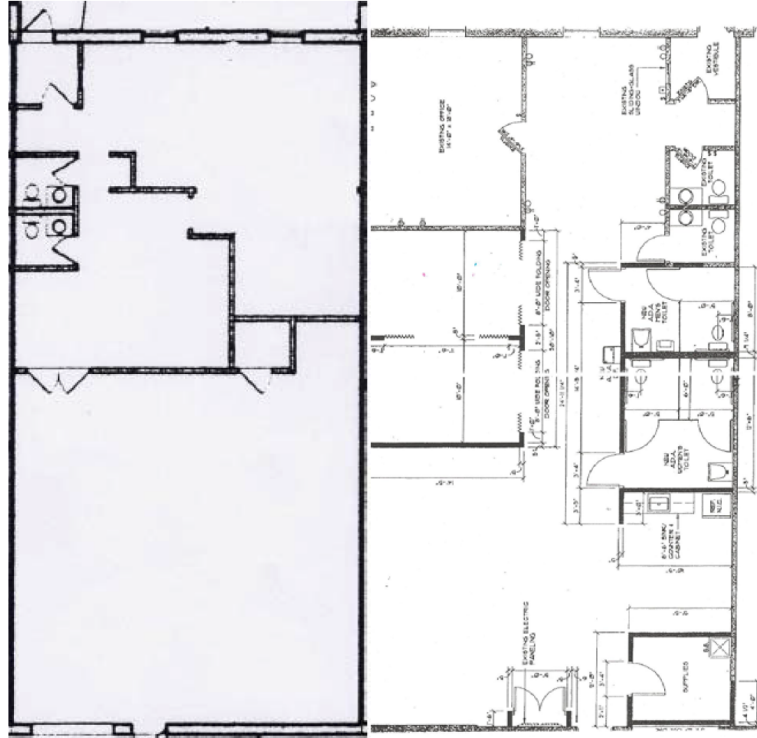
- Building Size: Two single story flex buildings totaling 44,236 RSF.
- Suite Sizes: **Approximately 2312 to 4624 RSF.**
- Rent: **\$7.50 to \$9.50/RSF + CAM**
- Amenities: Individual rooftop mounted package units for each suit provide 100% HVAC coverage. 14' ceiling heights (underside of deck). North building units have drive in doors and south building units have 4' loading docks.
- Location: In the Commerce Park/Mercantile district of Beachwood, Ohio. With easy access to all eastern suburbs and I-271 via the Chagrin Blvd. and Harvard Rd. exits.
- Parking: Ample free surface parking.



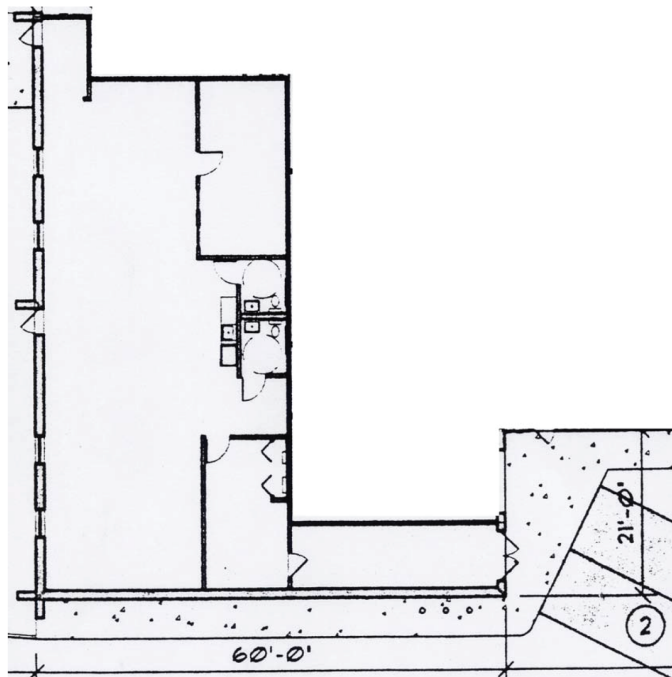
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Unit #7 - 2,312 SFT Unit #6 - 2,312 SFT
TOTAL 4,624 SFT



Unit #9 - 2,575 SFT



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