

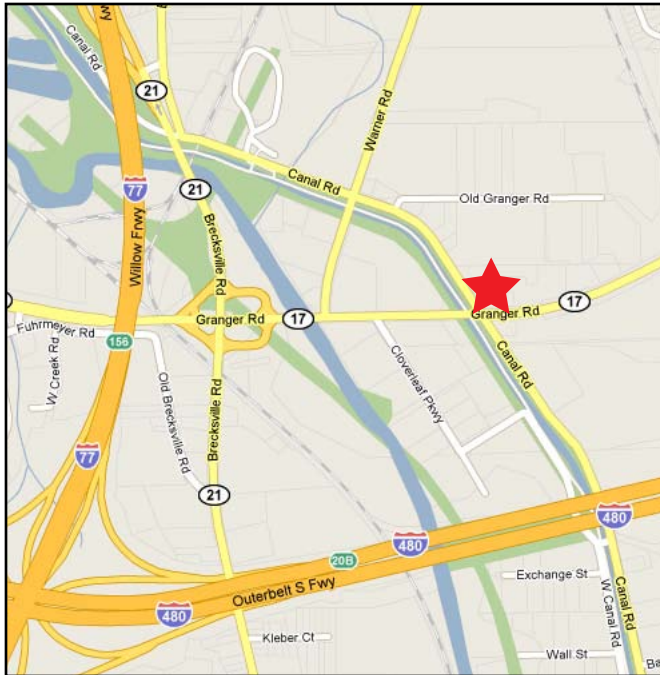


**CHARTWELL  
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Commercial Real Estate

# 30,000 SF INDUSTRIAL BUILDING

5525 CANAL ROAD | VALLEY VIEW, OH 44125

**For Sale or Lease**



## Property Overview

- 30,000 Total SF Available
- 1.75 Acres
- 4 Drive-In Doors
- 17' - 24' Clear Heights
- User/Investor Opportunity
- Centrally Located between I-77 & I-480
- Asking Sale Price: \$1,490,000
- Asking Lease Rate: \$3.95

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Sales & Leasing | Investment | Property Management | Accelerated Marketing/Auctions | Consulting

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