

**GREAT HIGHWAY ACCESS  
I-271 AND I-480**



**FOR SUBLEASE**



**7235**

**FREE AVENUE**

OAKWOOD VILLAGE, OHIO 44146

**16,689 SF | 3.08 ACRES**

**PROPERTY HIGHLIGHTS**

**SUBLEASE**

**UNIT 1 AVAILABLE WITH 8,183 SF**

High image two-tenant building.  
Ample room for parking/outside storage.  
Excellent freeway access to I-271, I-480,  
I-80 (Ohio Turnpike) and State Route 8.  
One (1) minute to I-271 interchange.  
Five (5) minutes to I-271 / I-480.  
Furniture included.

**SIMON CAPLAN, SIOR**

Principal

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# 7235 FREE AVENUE

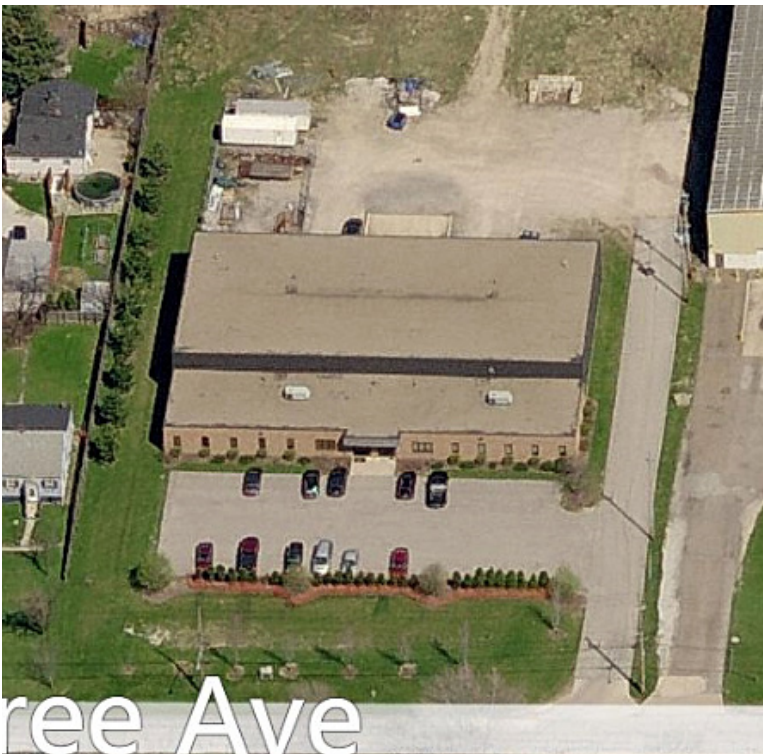
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## SPECIFICATIONS | AERIAL | PHOTOS

BUILDING SF	16,689 SF	DRIVE-IN DOORS	One (1) - 12' x 14'
AVAILABLE SF	8,183 SF	PARKING	Ample
OFFICE SF	2,600 SF	POWER	240V / 3P
WAREHOUSE SF	5,583 SF	LIGHTING	LED
LAND	3.08 acres	SHOP LIGHTING	LED motion sensors
CEILING HEIGHT	18' 4"	HEAT	Overhead Gas
CONSTRUCTION	1997	RENT	\$5.00 SF NNN
DOCKS	One (1) - 8' x 9'		



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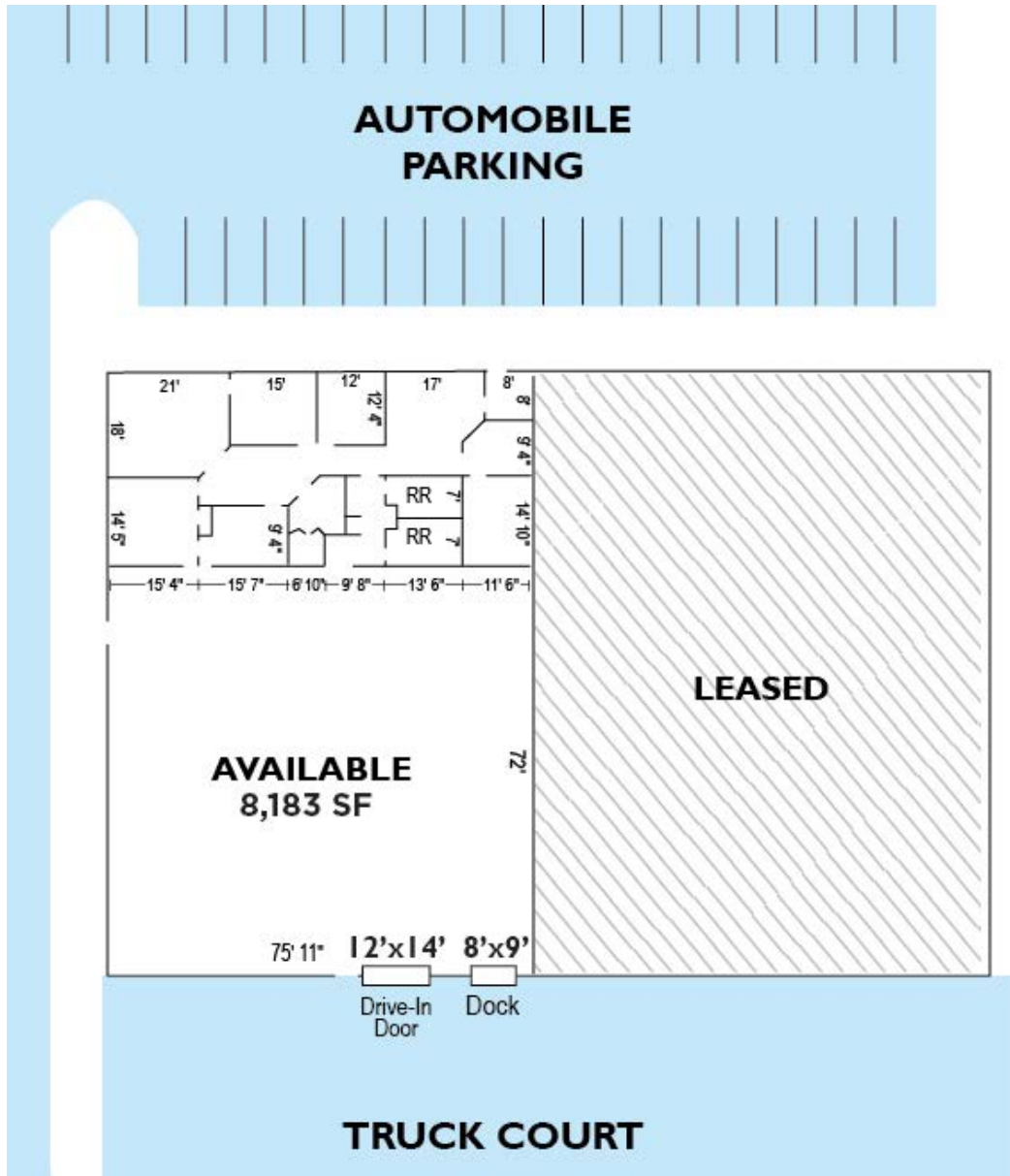
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## FLOOR PLAN



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