

FOR LEASE

LIBERTY BUSINESS PARK 1220 & 1260 Moore Road

AVON, OHIO 44011

Excellent Location



High Image Masonry Construction

Property Highlights

- Bays - 30' x 90', docks and drive-ins to suit.
- Office to suit.
- Excellent highway access at route 611 & I-90 interchange.
- Developed and managed by Liberty Development Company.
- Pro-Business community.
- 6,750 SF Available 7/1/2020

Available Unit - 1260 Moore Road

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	DOCKS	DID
E-F	6,750 SF	2,250 SF	4,500 SF	One (1)	One (1)

Lease Rate - \$7.15/SF
CAM - \$1.10/SF

JOSEPH V. BARNA, SIOR

Principal
216.525.1464

jbarna@crescorealestate.com



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

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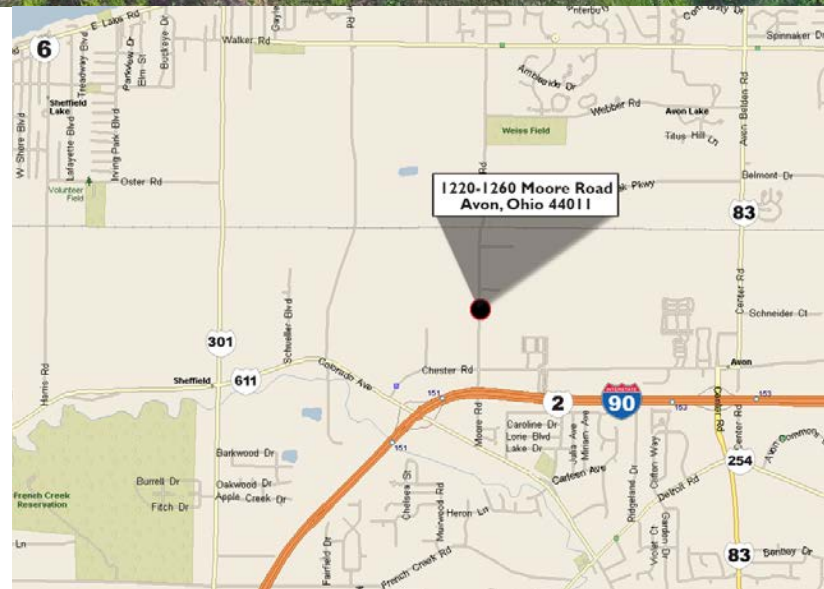
AVON, OHIO 44011

Excellent Location



Property Specifications

BUILDING SF	59,400 SF
AVAILABLE SF	6,750 SF (7/1/2020)
LAND	4.20 acres
YEAR CONSTRUCTED	1999
CONSTRUCTION	Brick / Block / Met
DOCKS	To Suit
DRIVE-IN DOORS	To Suit
CEILING HEIGHT	18'
SPRINKLER	100% Wet
LIGHTING	Fluorescent
AIR-CONDITIONING	Yes (office)
POWER	200A / 208V / 3P
ROOF	Metal Deck-Comp



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CUSHMAN & WAKEFIELD

CRESCO
Real Estate

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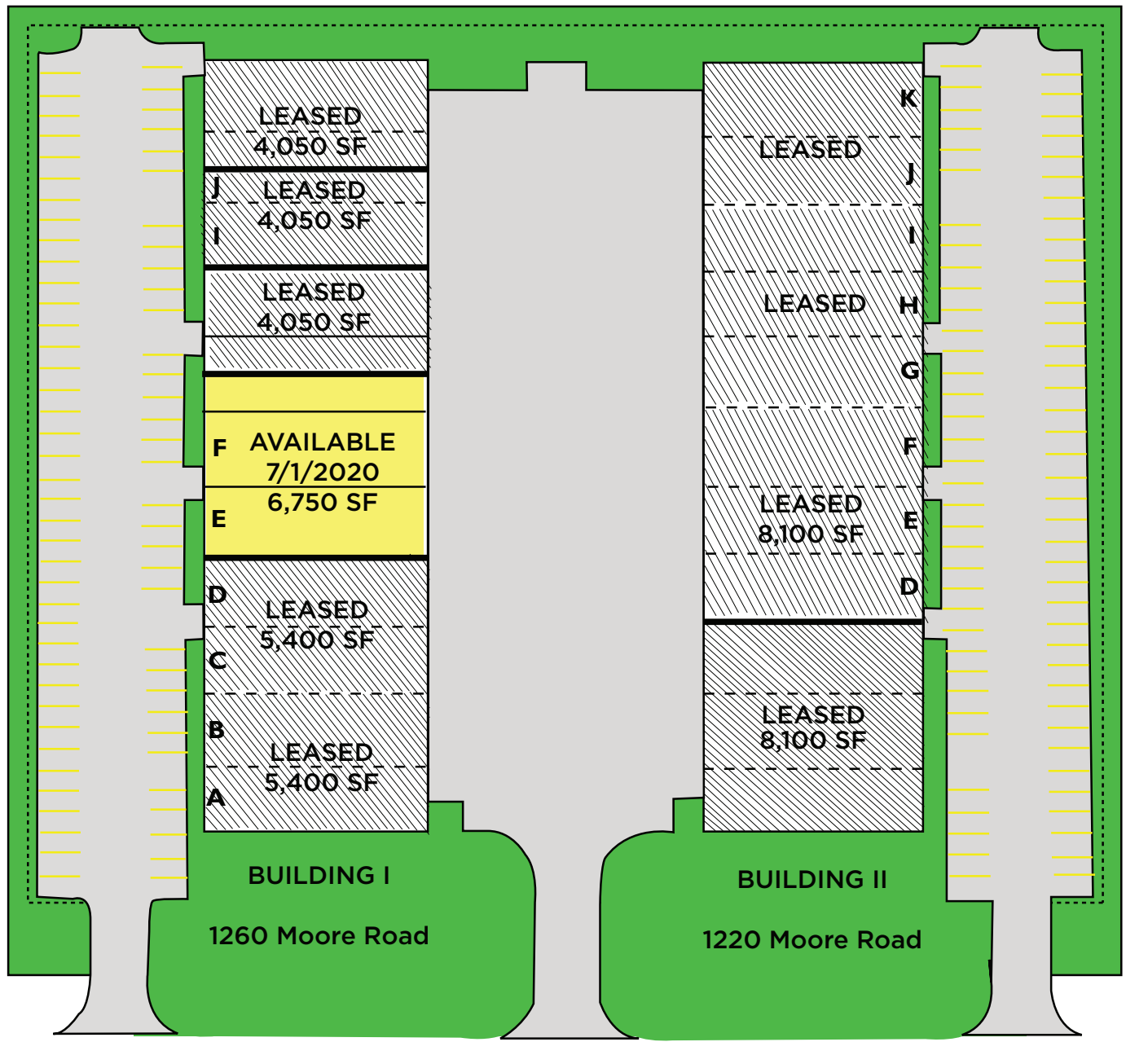
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Floorplan



MOORE ROAD

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Floor Plan

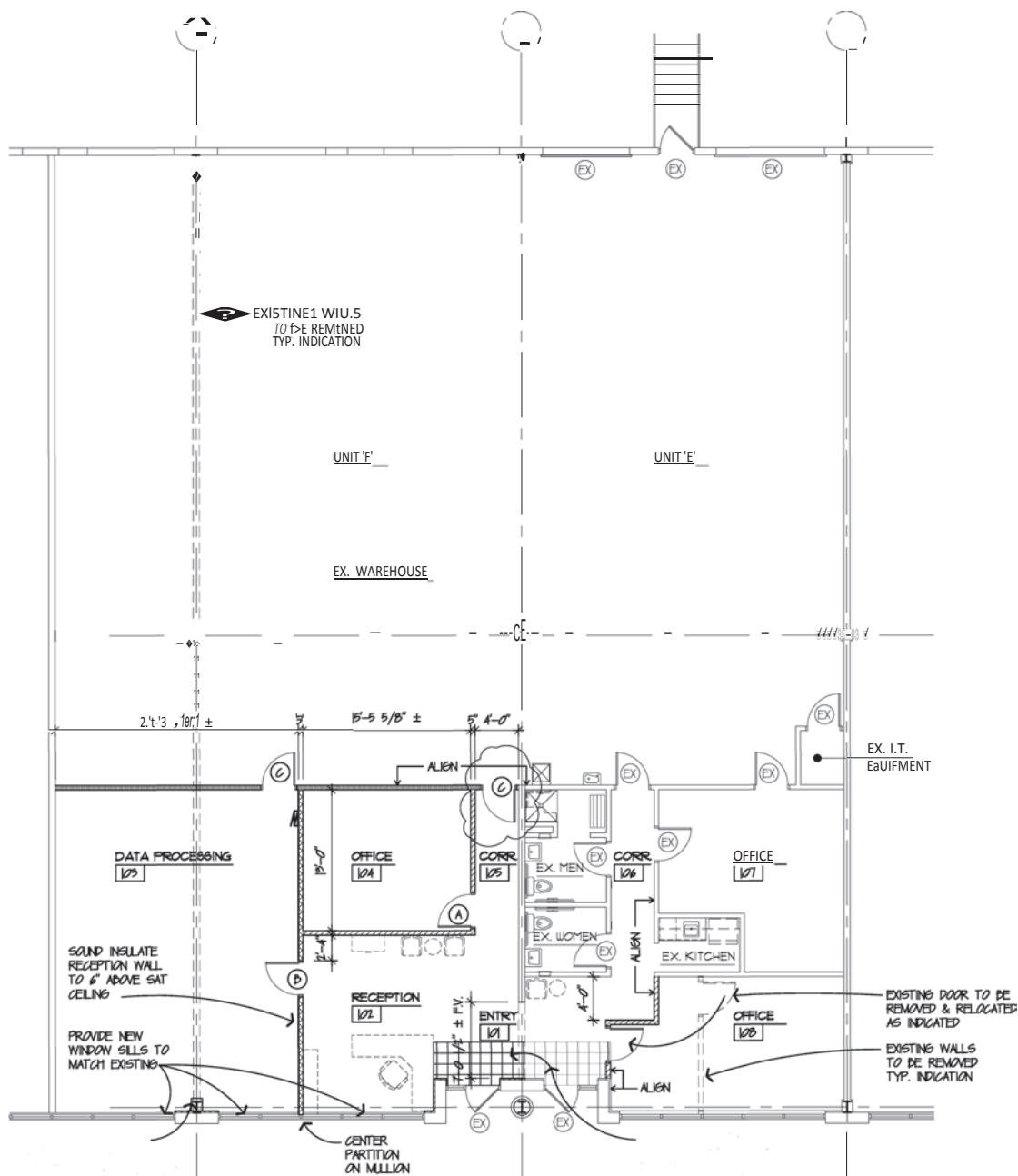
1260 Moore Road

Unit E-F

6,750 SF Total

2,250 SF Office

4,500 SF Whse



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Summary (37648)



Building

Construction Status:	Existing
Primary Use:	MU
Floors:	1
Year Built:	1999
ConstructionType:	Brick/Block/Met
Roof Type:	Metal Deck-Comp.
Lighting Type:	Fluorescent
Sprinkler:	Wet
Restroom:	2
Heat:	Overhead Gas
AC:	Rooftop
Handicapped Accessible (ADA):	Yes
Ceiling Ht:	18' (Min) 18' (Max)
Bay Size:	30' (Width) 90' (Depth)

Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City
Power:	208 v 200 a 3 p

Site

Land SF:	182,952 SF
Zoning:	IND

Crane

Comments

Listing Comments: Available 7/1/2020, high image industrial / commercial complex offering easy access to I-90.

LIBERTY BUSINESS PARK

1260 Moore Rd Bldg1,
Ste E & F
Avon, OH 44011

County:	Lorain
Market:	NW-Z3
Sub Market:	Lorain County Area
Land Size (Acres)	4.2 Acres
Available SF:	6,750 SF
Building SF:	29,700 SF
Industrial SF:	4,500 SF
Office SF:	2,250 SF

General Listing/Transaction Information

Asking Rate:	\$7.15 MG Per Year
Min Avail SF:	6,750 SF
Max Contig SF:	6,750 SF
Transaction Type:	Lease
Total Additional Rent:	\$1.10
Vacancy Type:	Direct

Parking

Loading & Doors

# GL/DID:	1
GL/DID Dim. (H x W)	10x14
#DH/Truck-level Doors:	1
Total Doors:	2

Contacts

Listing Broker(s)	Joseph V. Barna, SIOR CRESCO Real Estate 216.525.1464 jbarna@crescorealstate.com
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