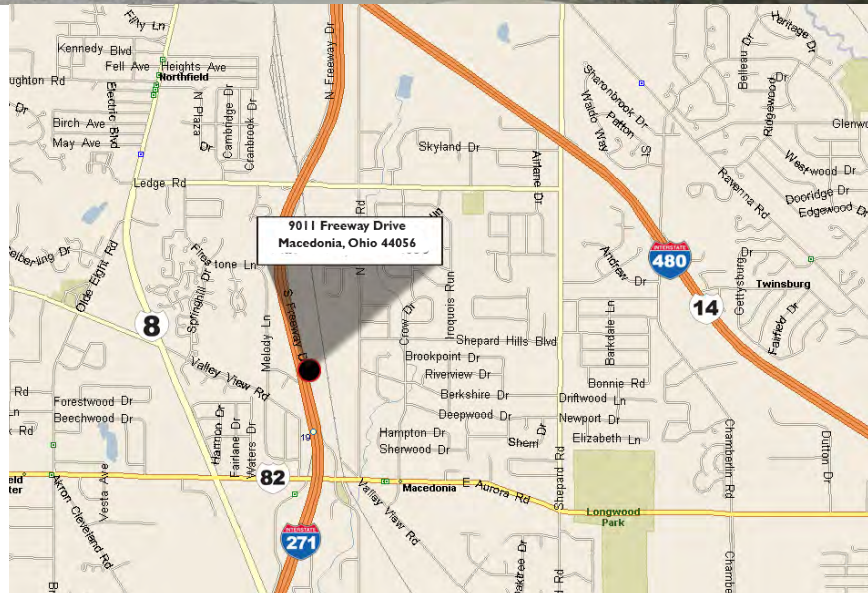




Property Specifications

TOTAL SF	29,568 SF
LAND	1.95 acres
CEILING HEIGHT	16'/17'
YEAR BUILT	1979
CONSTRUCTION	Masonry/Steel
SPRINKLER	No
LIGHTING	Fluorescent
HEAT	Overhead Gas Unit
AIR-CONDITIONING	Office
POWER	200A / 208V / 3P
ROOF	Flat



Available

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	DOCKS	DID'S
A	8,757 SF	947 SF	7,810 SF	THREE (3)	-0-
Entire Building	29,568 SF	0 SF	29,568 SF	FOUR (4)	ONE (1)

- Entire building is available for purchase as investment opportunity
- Ample parking is available
- Handicap accessible

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3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
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FOR LEASE

9011 Freeway Drive
Macedonia, Ohio 44056



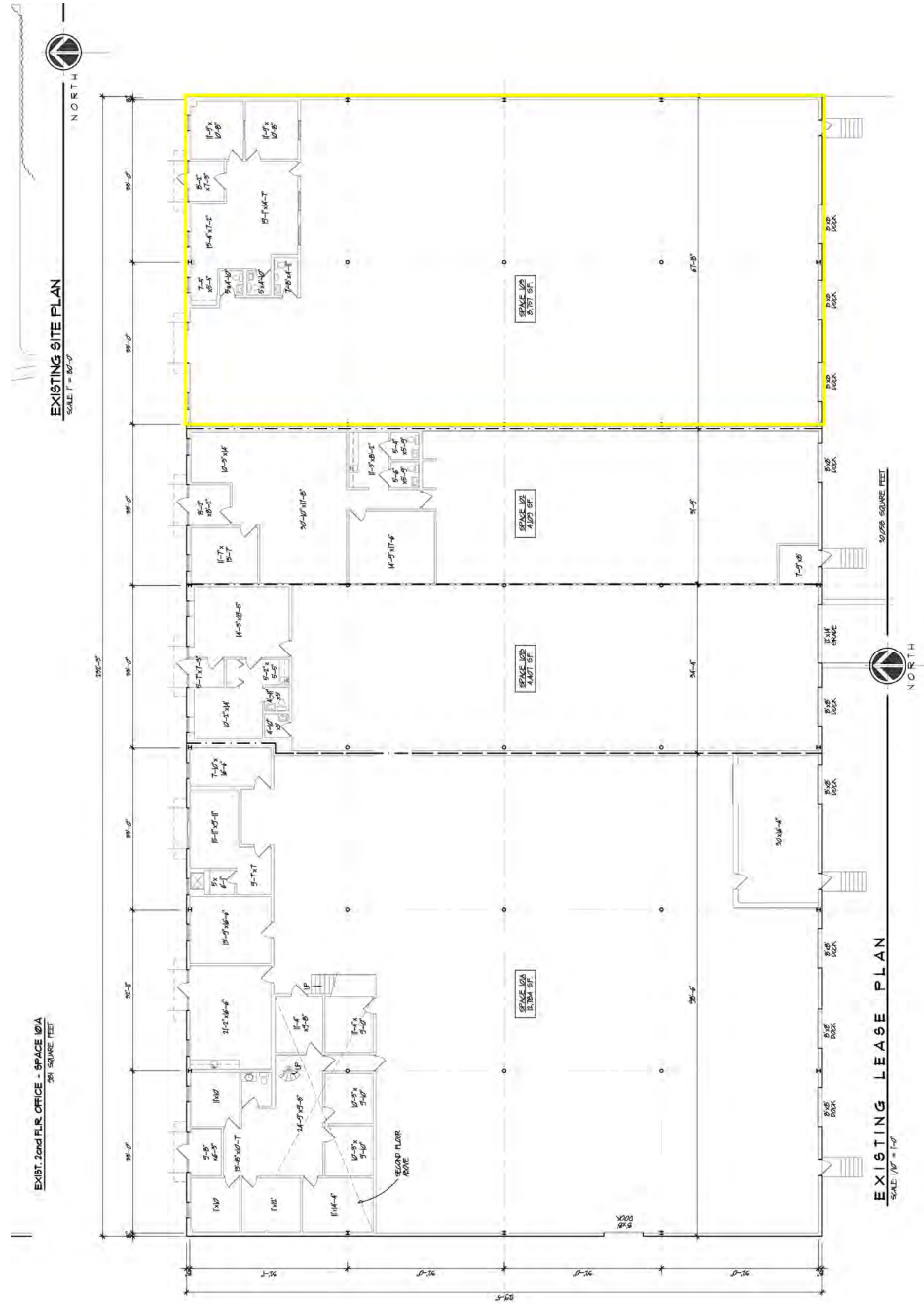
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Floor Plan



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Summary (26988)



THE LEVIN GROUP
9011 Freeway Drive
Suite A
Macedonia, OH 44056

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.95 Acres
Available SF:	8,757 SF
Building SF:	29,568 SF
Industrial SF:	7,810 SF
Office SF:	947 SF

General Listing/Transaction Information

Office Asking Rate:	\$8.50
Warehouse Rate:	\$4.50
Min Avail SF:	8,757 SF
Max Contig SF:	8,757 SF
Transaction Type:	Lease

Parking

Parking Comments:	Ample
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Loading & Doors

# Ext. Docks:	3
# GL/DID:	0
#DH/Truck-level Doors:	3
Total Doors:	3

Contacts

Listing Broker(s)	Fred Christie, SIOR Cresco Real Estate 216.525.1468 fchristie@crescorealestate.com
--------------------------	---

Building

Construction Status:	Existing
Primary Use:	Flex
Floors:	1
Year Built:	1979
ConstructionType:	Masonry/Steel
Exterior Type:	Brick & Steel
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	No
Heat:	Overhead Gas
Ceiling Ht:	16' (Min) 16' (Max)
Column Spacing:	32'x33'

Utilities

Power:	208 v 200 a 3 p
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Site

Land SF:	84,942 SF
Zoning:	L-IND

Crane

# Cranes:	0
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Comments

Profile 1 of 1

Summary (7063)



THE LEVIN GROUP

**9011 Freeway Dr.
Macedonia, OH 44056**

County:	Summit
Market:	SE-Z2
Sub Market:	Summit County North/Portage County
Land Size (Acres)	1.95 Acres
Available SF:	29,568 SF
Building SF:	29,568 SF
Industrial SF:	29,568 SF

General Listing/Transaction Information

Asking Price:	\$1,200,000.00 \$40.58 Per SF
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Transaction Type:	Sale
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Parking

Parking Comments:	Ample
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Loading & Doors

# GL/DID:	1
#DH/Truck-level Doors:	4
Total Doors:	5

Contacts

Listing Broker(s)	Fred Christie, SIOR Cresco Real Estate 216.525.1468 fchristie@crescorealestate.com
--------------------------	---

Building

Construction Status:	Existing
Primary Use:	Flex
Floors:	1
Multi-Tenant:	Multi-Tenant
Year Built:	1979
ConstructionType:	Masonry/Steel
Exterior Type:	Brick & Steel
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	No
Heat:	Overhead Gas Unit
AC:	Office
Handicapped Accessible (ADA):	Yes
Ceiling Ht:	16' (Min) 17' (Max)
Column Spacing:	32'x33'

Utilities

Power:	208 v 200 a 3 p
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Site

Land SF:	84,942 SF
Zoning:	L-IND
Land Condition:	Good

Crane

# Cranes:	0
Capacity Tons (Min)	0
Capacity Tons (Max)	0

Comments

Listing Comments: Investment Opportunity