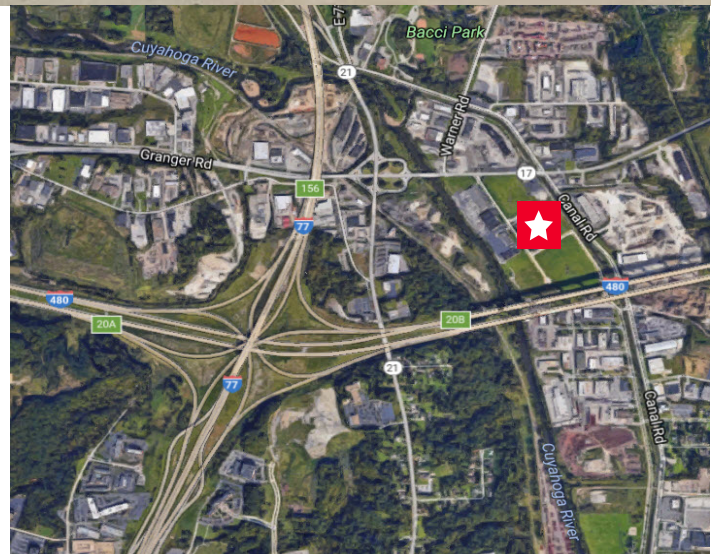




5615 CLOVERLEAF PARKWAY VALLEY VIEW, OHIO

Property Specifications

TOTAL SF	11,250 SF
OFFICE SF	1,700 SF
WAREHOUSE SF	9,550 SF
MEZZANINE SF	1,200 SF
LIGHTING	Fluorescent
HEAT	Overhead Gas
AIR-CONDITIONED	Office
CONSTRUCTION	Masonry
POWER	400 A / 480 V/ 3 P
ROOF	Flat
CEILING HEIGHT	16' 8"
DOCKS	Two (2)
DRIVE-IN DOORS	One (1)
ASKING LEASE RATE	\$5.99 / SF NNN



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Summary (34397)



Lombardo Business Park 5615 Cloverleaf Parkway Valley View, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Land Size (Acres)	1.4 Acres
Available SF:	11,250 SF
Building SF:	11,250 SF
Industrial SF:	9,550 SF
Office SF:	1,700 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Mezzanine SF:	1,200 SF
Floors:	1
Multi-Tenant:	Multi-Tenant
# Buildings:	1
ConstructionType:	Masonry
Exterior Type:	Brick
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	No
Heat:	Overhead Gas Unit
AC:	HVAC-Office
Ceiling Ht:	16' 8" (Min) 16' 8" (Max)

Utilities

Power:	480 v 400 a 3 p
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Site

Land SF:	60,984 SF
Zoning:	Industrial

Crane

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

Comments

Property Comments: Nice 11,250 SF Unit with 1,700 SF of offices. One (1) drive-in door and Two (2) docks. Centrally located at I-77/I-480 Interchange in the village of Valley View.

General Listing/Transaction Information

Asking Rate:	\$5.99 NNN Per Year
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

Parking Comments:	Ample parking
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Loading & Doors

# GL/DID:	1
#DH/Truck-level Doors:	2
Total Doors:	3

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@creSCOREalestate.com
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