



# FOR LEASE

150 Parker Court  
Chardon, Ohio 44024

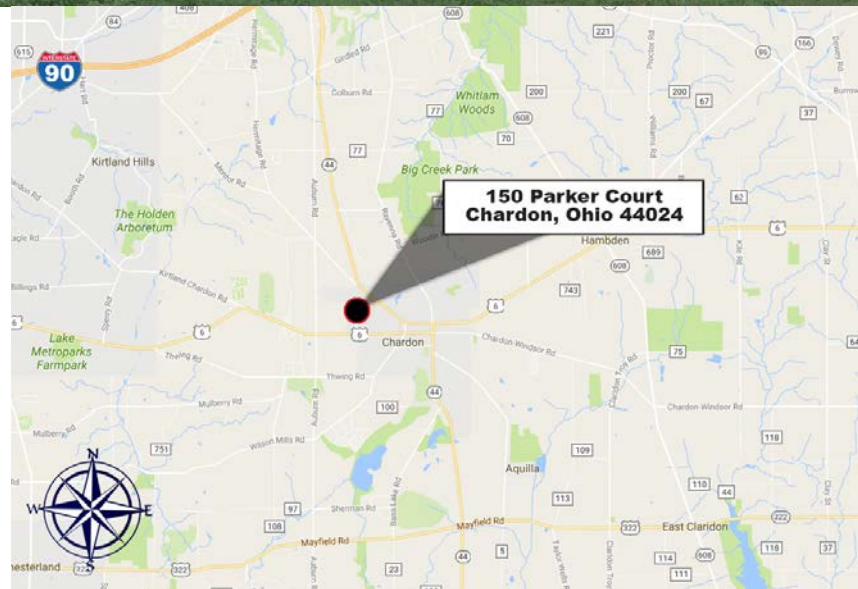
**18,400 SF CRANED BUILDING**



**18,400 SF Freestanding Facility  
Four (4) Cranes: 1-15-ton & 3-5-ton  
Lease Price: \$5.00 Gross**

### Property Specifications

TOTAL SF	18,400 SF
OFFICE SF	2,000 SF
INDUSTRIAL SF	16,400 SF
LAND	2.87 acres
CONSTRUCTED	1973
REFURBISHED	1980
CONSTRUCTION	Concrete
CEILING HEIGHT	25' 6" - 25' 6"
DRIVE-IN DOORS	Three (3) 17' x 16'
SPRINKLER	No
LIGHTING	Fluorescent
HEAT	Infrared
AIR-CONDITIONING	Office
ROOF	EPDM
POWER	1200A / 480V / 3P



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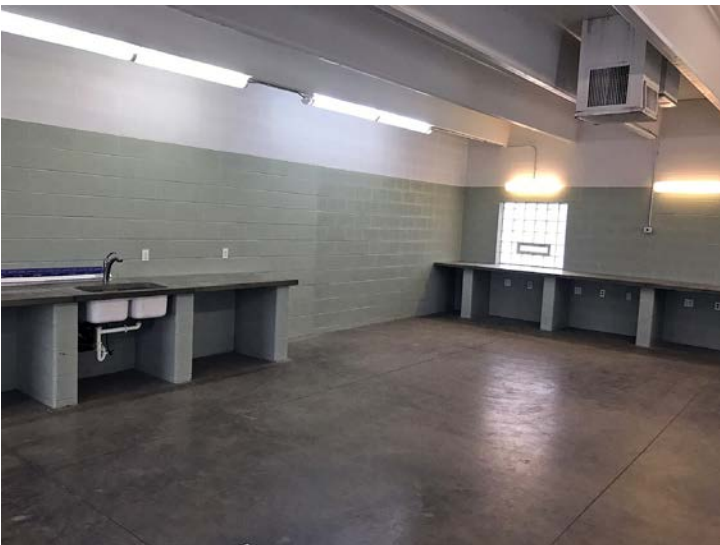
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## Photos



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## Summary (33858)



### 150 PARKER COURT

150 Parker Court

Chardon, OH 44024

<b>County:</b>	Geauga
<b>Market:</b>	SE-Z3
<b>Sub Market:</b>	Geauga County Area
<b>Land Size (Acres)</b>	2.87 Acres
<b>Available SF:</b>	18,400 SF
<b>Building SF:</b>	18,400 SF
<b>Industrial SF:</b>	16,400 SF
<b>RSF:</b>	18,400 SF
<b>Office SF:</b>	2,000 SF

### General Listing/Transaction Information

<b>Asking Price:</b>	\$695,000.00 \$37.77 Per SF
<b>Asking Rate:</b>	\$5.00 GROSS
<b>Transaction Type:</b>	Lease

### Parking

<b>Parking Comments:</b>	Ample Concrete Parking
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### Loading & Doors

<b># GL/DID:</b>	3
<b>GL/DID Dim. (H x W)</b>	17x16
<b>Total Doors:</b>	3

### Contacts

<b>Listing Broker(s)</b>	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Industrial
<b>Multi-Tenant:</b>	Single-Tenant
<b>Year Built:</b>	1973
<b>Year Refurbished</b>	1980
<b>ConstructionType:</b>	Concrete
<b>Exterior Type:</b>	Concrete
<b>Roof Type:</b>	EPDM
<b>Deck Type:</b>	Concrete
<b>Floor Type:</b>	Concrete
<b>Lighting Type:</b>	Fluorescent
<b>Sprinkler:</b>	No
<b>Heat:</b>	Infrared
<b>AC:</b>	Office
<b>Ceiling Ht:</b>	25' 6" (Min) 25' 6" (Max)

### Utilities

<b>Power:</b>	480 v 1200 a 3 p
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### Site

<b>Land SF:</b>	125,017 SF
<b>Parcel Number:</b>	10-154450

### Crane

<b># Cranes:</b>	4
<b>Capacity Tons (Min)</b>	5
<b>Capacity Tons (Max)</b>	15
<b>Hook Ht.:</b>	20
<b>Clearance:</b>	20
<b>Crane Comments:</b>	One (1) - 15-ton crane Three (3) - 5 ton cranes

### Comments

**Listing Comments:** Freestanding industrial crane building located in Northeast Suburb of Cleveland (Chardon). Building offers drive-thru capabilities with 3 large drive-in doors, 4 cranes: 1 15-ton and 3 5-ton and one large yard.