

FOR SALE

9797 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

New Lower
Price

Single Tenant
NNN Bond Lease
Investment Sale

100%
Occupied



127,224 SF Industrial Facility

**PRICE
REDUCED**

Investment Highlights

- Leased to International Paper which subleases to Veritiv
- Veritiv is an independent offshoot of International Paper
- True NNN Bond Lease - no landlord responsibilities
- Landlord will guarantee a new roof
- Building is well maintained, class A warehouse, and situated on 10 acres
- Thriving Cleveland Market with an industrial vacancy rate of 3.5%
- Great upside potential, building is expandable up to 175,608 SF
- Tenant - International Paper | Occupant - Veritiv

**Please call Simon
or Eliot with any
questions or for
a Confidentiality
Agreement in order
to receive the
Offering Memorandum**

SIMON CAPLAN, SIOR
Principal
216.525.1472
scaplan@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com



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

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

9797 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

Highlights



Property Details

TOTAL SF	127,224 SF
OFFICE SF	12,024 SF
INDUSTRIAL SF	115,200 SF
LAND	10 acres
CONSTRUCTED	1996
CONSTRUCTION	Masonry/Steel
CEILING HEIGHT	24' - 25'
DRIVE-IN DOORS	One (1)
DOCKS	Seventeen (17)
SPRINKLER	100% Wet
LIGHTING	T-5
HEAT	Cambridge
AIR-CONDITIONING	Office
DECK & ROOF	Steel / EDPM
POWER	800A / 208 & 480V / 3P
COLUMN SPACING	40' x 48'
EXPANSION	48,384 SF



Current owner will consider a build-to-suit as part of a new lease and/or expansion.

SIMON CAPLAN, SIOR
Principal
216.525.1472
scaplan@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com



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

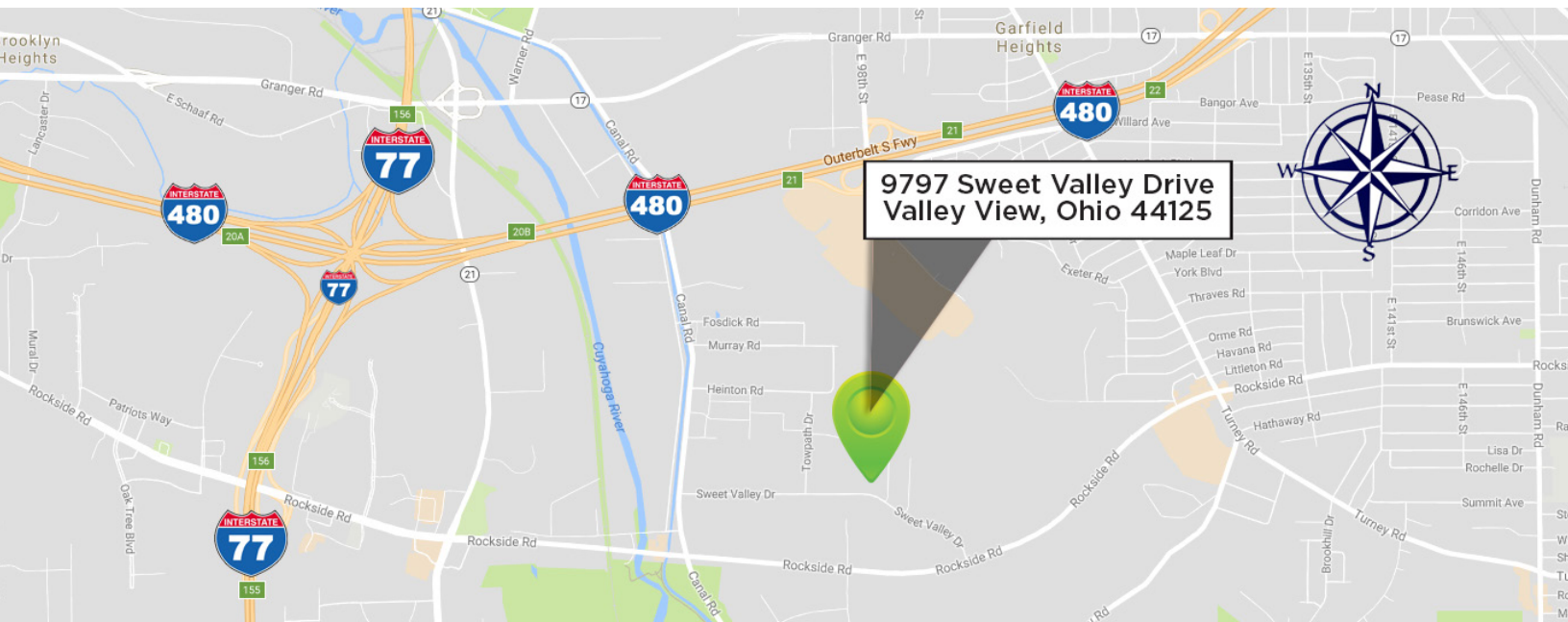
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

9797 Sweet Valley Drive

VALLEY VIEW, OHIO 44125

Map & Aerial



Location Highlights

- Expansion possible up to an additional 48,384 SF for a total of 175,608 SF
- The property is located in the South Submarket of Greater Cleveland in Valley View, Ohio
- Valley View is a business friendly community with very low taxes
- Valley View is located in the center of Cuyahoga County. I-77 / I-480 is the Center of Everything
 - 13 minutes to Downtown Cleveland
 - 19 minutes to Cleveland Hopkins International Airport
 - 35 minutes to Downtown Akron
- Excellent freeway access, just minutes away from the I-77 / I-480 interchange

SIMON CAPLAN, SIOR
Principal
216.525.1472
scaplan@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com



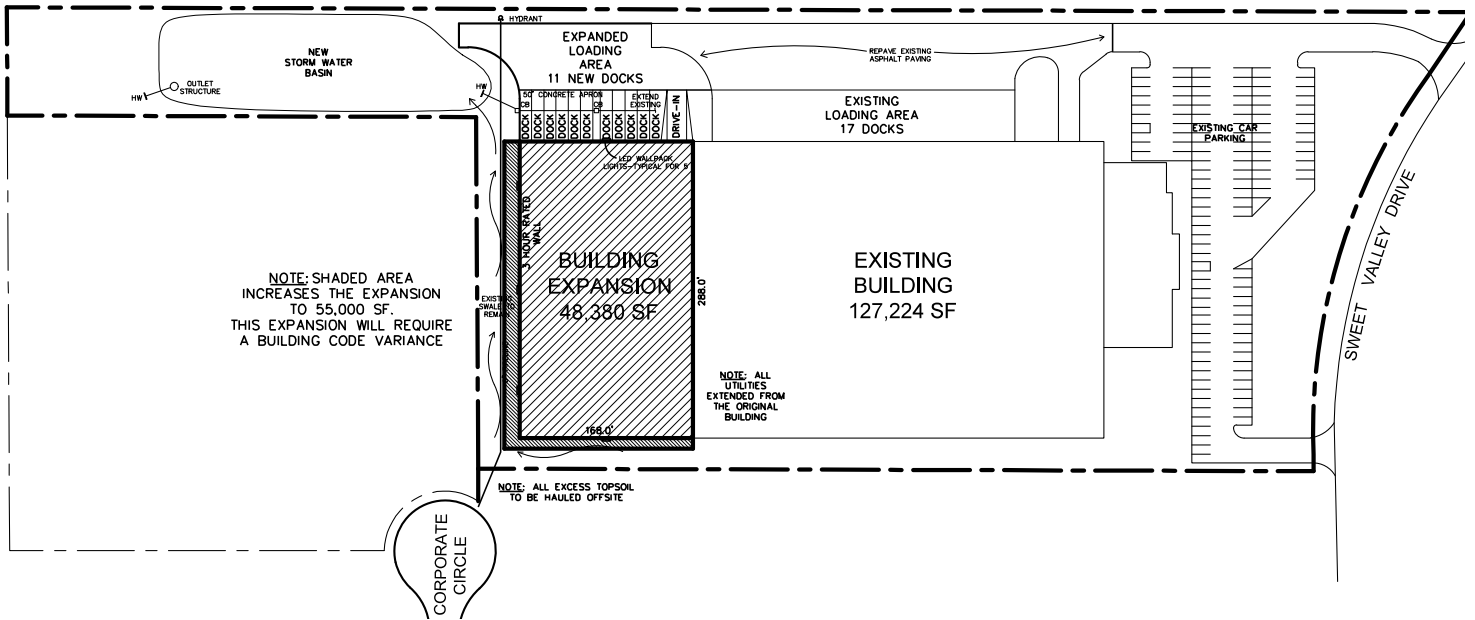
3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

9797 Sweet Valley Drive
VALLEY VIEW, OHIO 44125

Siteplan



<i>Existing Building</i>	127,224 SF
<i>Addition</i>	48,384 SF
<i>Possible Total</i>	175,608 SF

SIMON CAPLAN, SIOR
Principal
216.525.1472
scaplan@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com



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

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.