

9797 SWEET VALLEY DRIVE

Valley View, Ohio 44125

127,224 SF Industrial Facility / For Lease or Sale

NEW LOWER PRICING



EXPANDABLE TO 176,608 SF

SIMON CAPLAN, SIOR / Principal / scaplan@crescorealestate.com / +1 216 525 1472
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127,224 SF Industrial Facility / For Lease or Sale

BUILDING SF

127,224 SF

LEASE RATE

\$5.60 NNN

LOT SIZE

10 acres

SALE PRICE

\$10,950,000

EXPANDABLE TO 176,608 SF

PROPERTY SPECIFICATIONS

TOTAL SF	127,224 SF	SPRINKLER	100% wet
OFFICE SF	12,024 SF	LIGHTING	T-5
INDUSTRIAL SF	115,200 SF	HEAT	Cambridge
CONSTRUCTED	1996	AIR-CONDITIONING	Office
CONSTRUCTION	Masonry/steel	DECK & ROOF	Steel/built-up roof
CEILING HEIGHT	24' - 25'	POWER	Two (2) switches
DRIVE-IN DOORS	One (1)		800A / 208 & 480V / 3P
DOCKS	17	COLUMN SPACING	40' x 48'

COMMENTS

- Available 90-120 days
- Landlord can build an addition of 48,384 SF
- 36' clear with 11 new truck docks plus one (1) large drive-in door
- Expandable by up to 48,384 SF for a total of 176,608 SF
- 3 size options: 48,834 SF | 127,224 SF | 176,608 SF

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Originally custom built for Alling & Cory, which was bought by International Paper on a 20 year lease.



- 115,200 SF warehouse and 12,024 SF office (recently redecorated)
- Shop has 5,917 SF support area including men's and women's locker rooms, shop offices, sample and equipment rooms, etc.
- Excellently maintained by Fortune 500 company
- Landlord can add up to 48,384 SF for a total foot print of 175,608 SF, which can include 28 truck docks and two (2) drive-in doors
- Great business park atmosphere

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- Very low tax community
- Business friendly community
- Close to multiple highways
- 13 minutes to downtown Cleveland
- 19 minutes to Cleveland Hopkins International Airport
- 35 minutes to downtown Akron
- Located in deed restricted business park
- Possible government economic assistance

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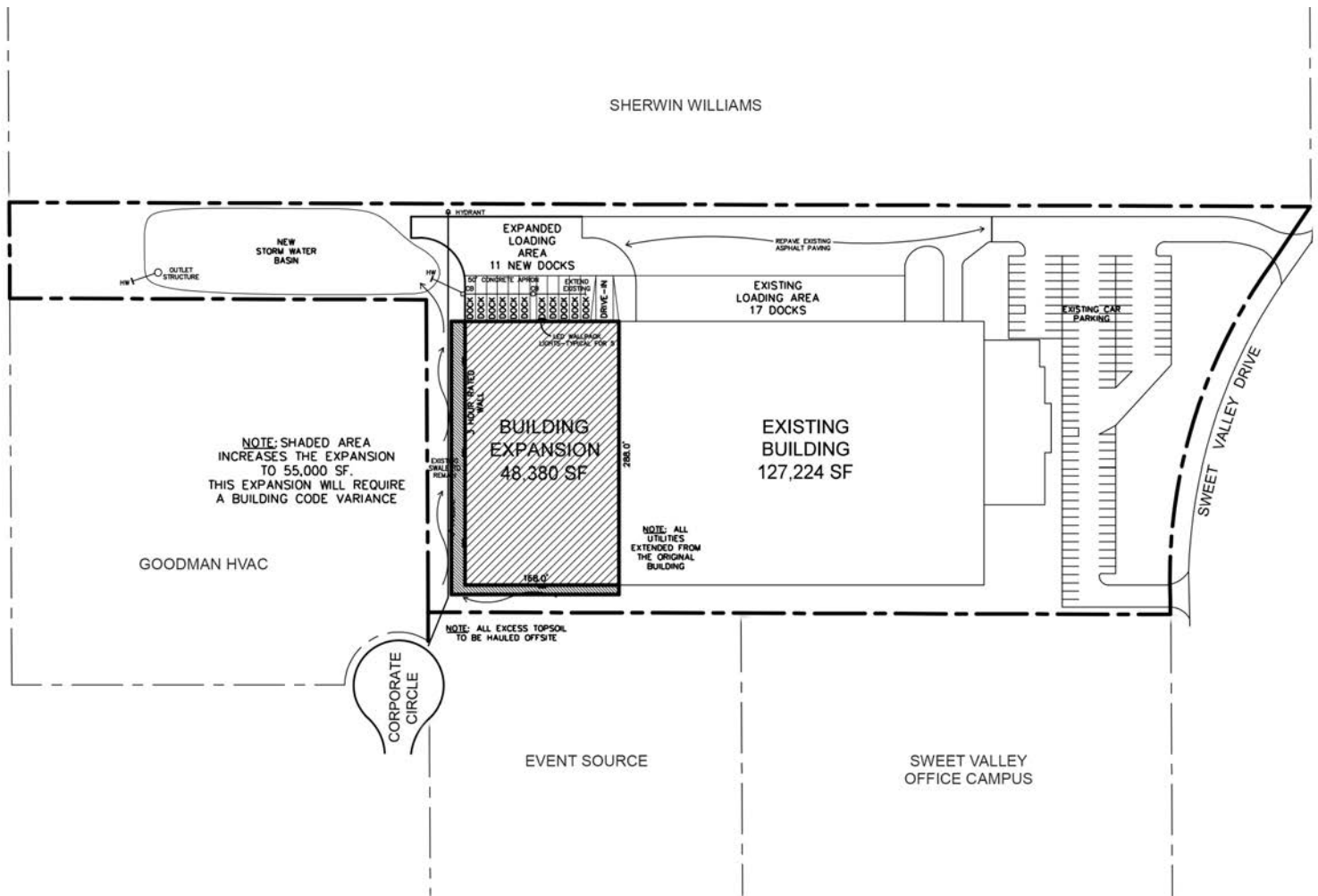


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