



**FOR LEASE**  
**23209 MILES ROAD**  
**Warrensville Heights, OH. 44128**



## Property Specifications

BUILDING SF	30,464
CONSTRUCTED	1974
REFURBISHED	2018
CEILING HEIGHT	16' 6"
DRIVE IN DOORS	One(1)
DOCKS	One (1)
LIGHTING	T-8
SPRINKLER	Wet



## Available Units

UNIT	TOTAL SF	OFFICE SF	WHSE. SF	DOCKS	DRIVE-IN DOORS
1	564 SF	564 SF	-	N/A	N/A
4	8,000 SF	900 SF	7,100 SF	One (1)	One (1) 12' x 14'

**LEASE PRICE: \$4.50/SF MG Warehouse**  
**\$10.00/SF MG Office**

**MATTHEW E. BEESLEY**  
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**BRIAN SMITH**  
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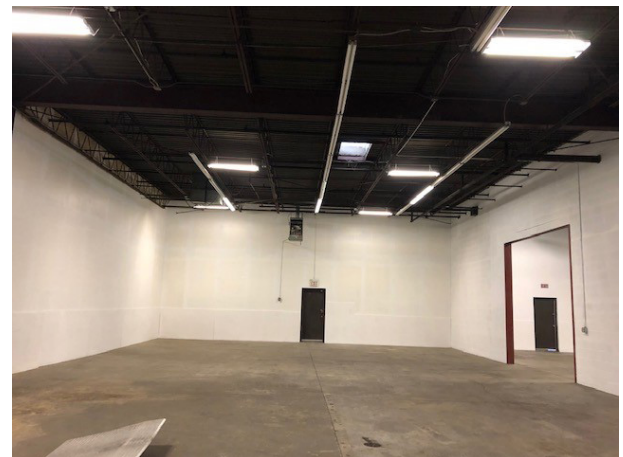
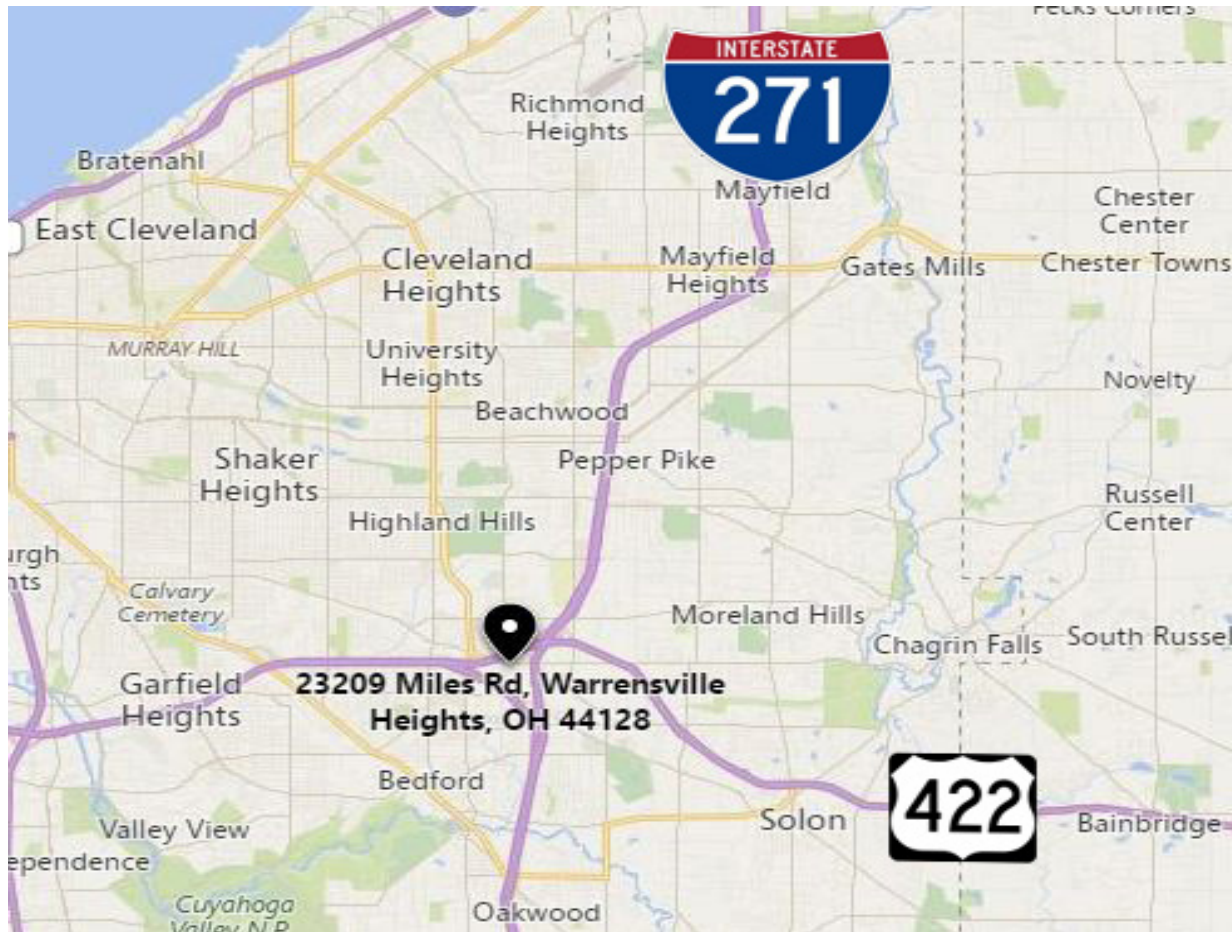
**CUSHMAN &  
WAKEFIELD**



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**Warrensville Heights, OH. 44128**



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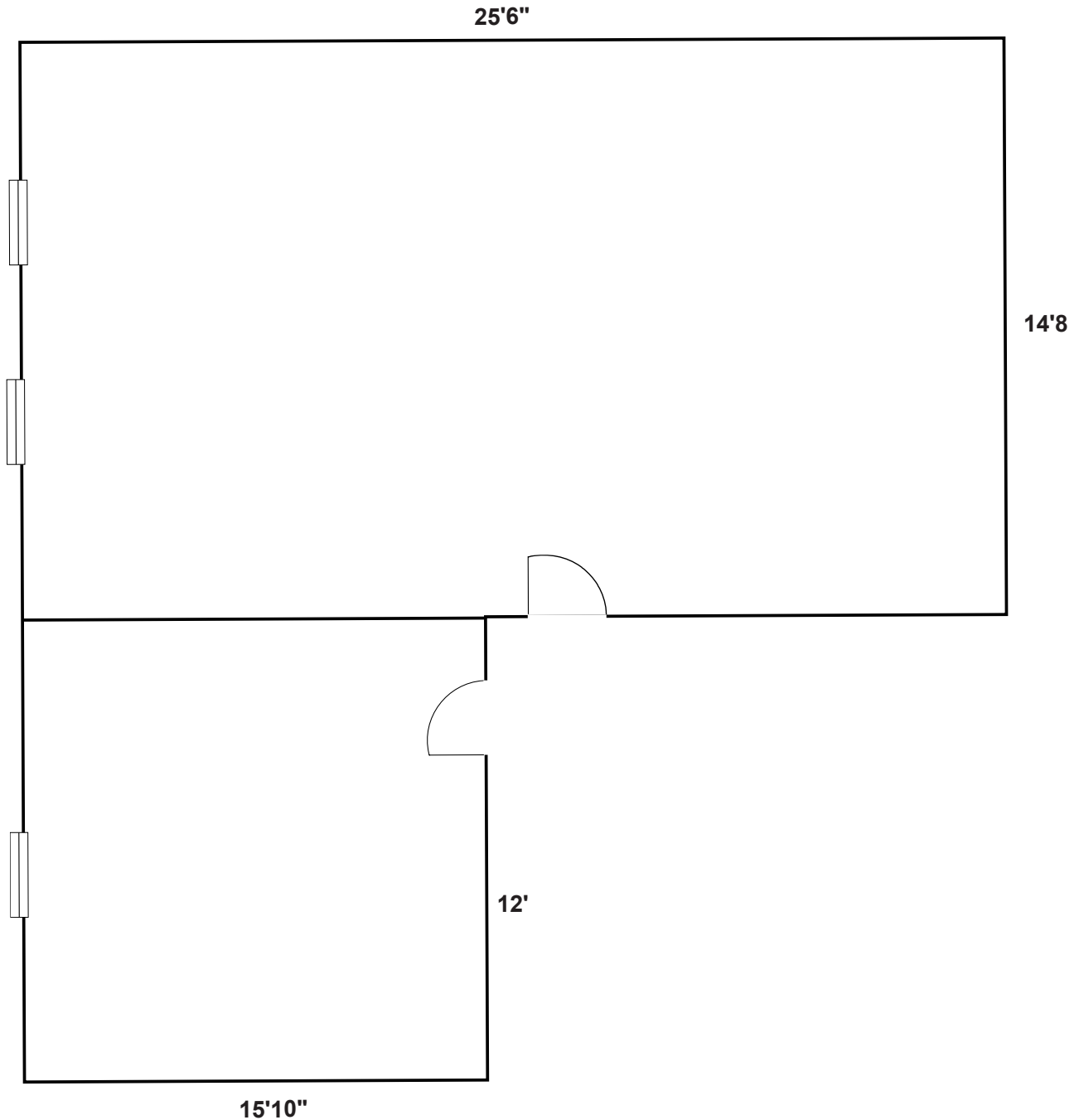


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WAKEFIELD**



**FOR LEASE**  
**23209 MILES ROAD**  
**Warrensville Heights, OH. 44128**

## Unit 1



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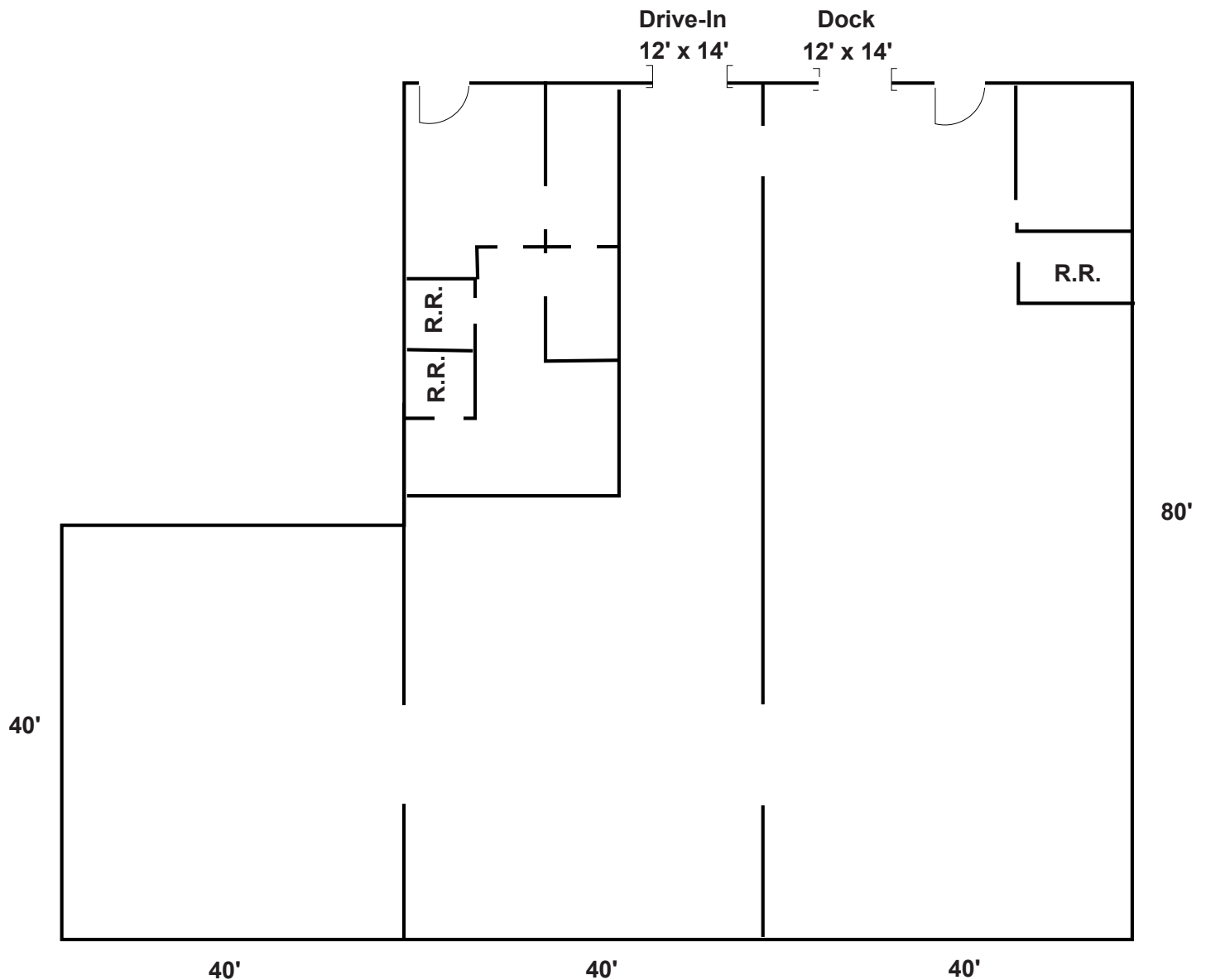


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WAKEFIELD**



**FOR LEASE**  
**23209 MILES ROAD**  
**Warrensville Heights, OH. 44128**

## Unit 4



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10/29/2018

Profile 1 of 1

## Summary (35843)



### 23209 Miles Rd., Ste 1 Warrensville Heights, OH 44128

**County:** Cuyahoga  
**Market:** SE-Z1  
**Sub Market:** SE Cuyahoga County  
**Available SF:** 564 SF  
**Building SF:** 30,464 SF  
**Office SF:** 564 SF

#### General Listing/Transaction Information1

**Asking Rate:** \$4.50/PSF Warehouse MG  
 \$10.00/PSF Office MG  
**Transaction Type:** Lease

#### Parking

#### Contacts

**Listing Broker(s)** Matthew Beesley  
 CRESCO Real Estate  
 216.525.1466  
 mbeesley@crescorealestate.com  
 Brian Smith  
 CRESCO Real Estate  
 216.525.1476  
 bsmith@crescorealestate.com

#### Building/Space

**Construction Status:** Existing  
**Primary Use:** Light Industrial  
**Year Built:** 1974  
**Date Built:** 1/16/2018  
**ConstructionType:**  
**# Floors:** 1  
**Multi-Tenant:** Multi-Tenant  
**Roof Type:** Flat  
**Lighting Type:** T-8  
**Sprinkler:** Wet  
**Heat:** Gas/Forced Air  
**AC:** HVAC-Office  
**Gas:** City  
**Water:** City  
**Sewer:** City

#### Comments

**Listing Comments:** New interior lights and paint.  
 Immediate freeway access to I-480 & I-271.  
 Great exposure to 22,000 VPD

10/29/2018

Profile 1 of 1

## Summary (35844)



### 23209 Miles Rd., Ste 4 Warrensville Heights, OH 44128

<b>County:</b>	Cuyahoga
<b>Market:</b>	SE-Z1
<b>Sub Market:</b>	SE Cuyahoga County
<b>Available SF:</b>	8,000 SF
<b>Building SF:</b>	30,464 SF
<b>Industrial SF:</b>	7,100 SF
<b>Office SF:</b>	900 SF

#### General Listing/Transaction Information

<b>Asking Rate:</b>	\$4.50/PSF Warehouse \$10.00/PSF Office MG
<b>Transaction Type:</b>	Lease
<b>Vacancy Type:</b>	Direct

#### Parking

#### Loading & Doors

#### Contacts

<b>Listing Broker(s)</b>	Matthew Beesley CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com
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#### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Light Industrial
<b>Floors:</b>	1
<b>Multi-Tenant:</b>	Multi-Tenant
<b>Year Built:</b>	1974
<b>Date Built:</b>	1/16/2018
<b>Roof Type:</b>	Flat
<b>Lighting Type:</b>	T-8
<b>Sprinkler:</b>	Wet
<b>Ceiling Ht:</b>	16' 6" (Min) 16' 6" (Max)

#### Utilities

<b>Gas:</b>	City
<b>Water:</b>	City
<b>Sewer:</b>	City

#### Site

<b>Parcel Number:</b>	763-14-040
<b>Zoning:</b>	IND

#### Crane

#### Comments

**Listing Comments:** New interior lights and paint.  
Immediate freeway access to I-480 & I-271.  
Great exposure to 22,000 VPD