

OFFICE/WAREHOUSE FOR LEASE

852 EAST HIGHLAND ROAD

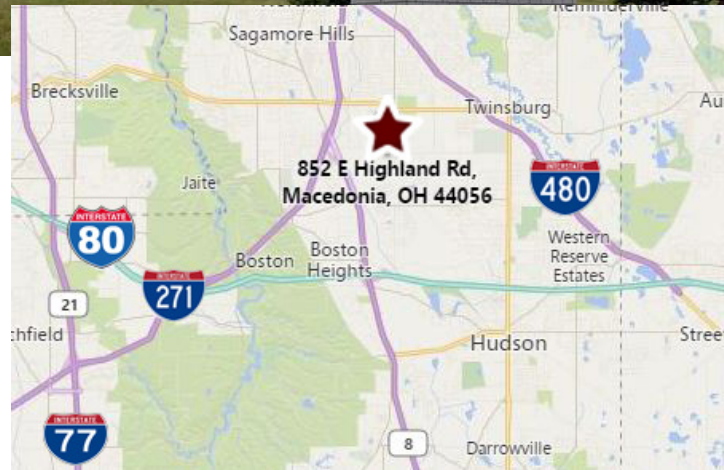
Suites 5 & 6

Macedonia, Ohio 44056



5,214 SF AVAILABLE

OFFICE SF:	1,187 SF
WAREHOUSE SF:	4,027 SF
PARKING:	25 spaces
CLEAR HEIGHT:	18'
DOCKS:	One (1)
DRIVE-INS:	One (1)



- Excellent highway access - I-271, SR-8, I-480
- High traffic count
- \$8.75 MG

ROBERT WETZEL

Vice-President

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CUSHMAN &
WAKEFIELD



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Macedonia, Ohio 44056

The floor plan shows a building layout with a large yellow-shaded area on the left labeled "LEASED". This area is divided into three horizontal sections with dimensions 14'-3 1/2", 18'-2 1/2", and 36'-0". To the right of the leased area is a central corridor and several rooms. A kitchen area is located in the lower-left of the unleased section, containing a sink, stove, and refrigerator. A bathroom is adjacent to the kitchen. Other rooms include a large open space at the top right and a smaller room at the bottom right. Dimensions for various sections are provided, such as 102'-8 1/2" for a long horizontal section and 48'-1 1/2" for a vertical section. Notes include "BUILDING COLUMNS" pointing to a grid of lines, "FLOOR PLAN" at the bottom center, and "POUR OUT CONCRETE BLOCK WALLS IN OFFICE AREA AT 1/2\" 3/4\" REBAR, 1\" HAT CORNER, & COVER BY 1/2\" GYPSUM BOARD" at the bottom right. A note at the top right says "ROOF GUTTER IS 3\" 1/2\" AND DOWNSIDE 4\" 1/2\"". A note at the bottom left says "CABINETS, SINK & STOVE APPROXIMATE POSITION - NOT TO SCALE". A note at the bottom right says "NOT AN EXISTING".

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PHOTOS



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10/29/2018

Profile 1 of 1

Summary (35845)



852 East Highland Road, Ste 5 & 6 Macedonia, OH 44056

Market:	SE-Z2
Available SF:	5,214 SF
Industrial SF:	4,027 SF
RSF:	21,050 SF
Office SF:	1,187 SF

General Listing/Transaction Information

Asking Rate:	\$8.75 MG Per Year
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

# Spaces:	25
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Loading & Doors

# Int. Docks:	1
# GL/DID:	1
GL/DID Dim. (H x W)	10' X 14'
Total Doors:	1

Contacts

Listing Broker(s)	Robert Wetzel CRESCO Real Estate 216.525.1486 rwetzel@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Flex
Floors:	1
# Buildings:	1
ConstructionType:	Block
Roof Type:	Built-up
Floor Type:	Concrete
Lighting Type:	Fluorescent
Heat:	Reznor
AC:	Office
Ceiling Ht:	18' (Min) 18' (Max)

Utilities

Gas:	Dominion
Water:	City
Sewer:	City
Power:	200 480 v 3 p

Site

Parcel Number:	33-11530
Zoning:	L-IND

Crane

Comments

Listing Comments: Units 5 & 6 Available for Lease.

Office SF: 1,187 SF.

Warehouse SF: 4,027 SF.

Brick/Block Construction.

25 Parking spaces.

18' Clear Height. Fans in warehouse.

Near the intersection of East Highland Road & Valley View Road.

Located near major highways - I-271, SR 8, I-480 & the Ohio Turnpike.