



FREESTANDING INDUSTRIAL

Property Specifications

TOTAL BUILDING SF	52,989 SF
OFFICE SF	8,667 SF
INDUSTRIAL SF	44,322 SF
LAND	6.5 acres
CONSTRUCTED	1992
CONSTRUCTION	Masonry
CEILING HEIGHT	17'
DRIVE-IN DOORS	Two (2)
DOCKS	Five (5)
ROOF	Flat, Rubber
LIGHTING	New LED
HEAT	Overhead Gas Unit
AIR-CONDITIONING	100% Office & Warehouse
PARKING	Ample parking (front and rear)
POWER	2,000 Amps / 240 Volt / 3 Phase

52,989 SF Fully Air-Conditioned Industrial Facility

- Freestanding facility with 8,667 SF of two-story offices on 6.5 acres of land
- For Sale or For Lease.
- Located at the I-77 / I-480 interchange
- Room for expansion.

FRED W. CHRISTIE, SIOR
Principal
216.525.1468
fchristie@crescorealestate.com

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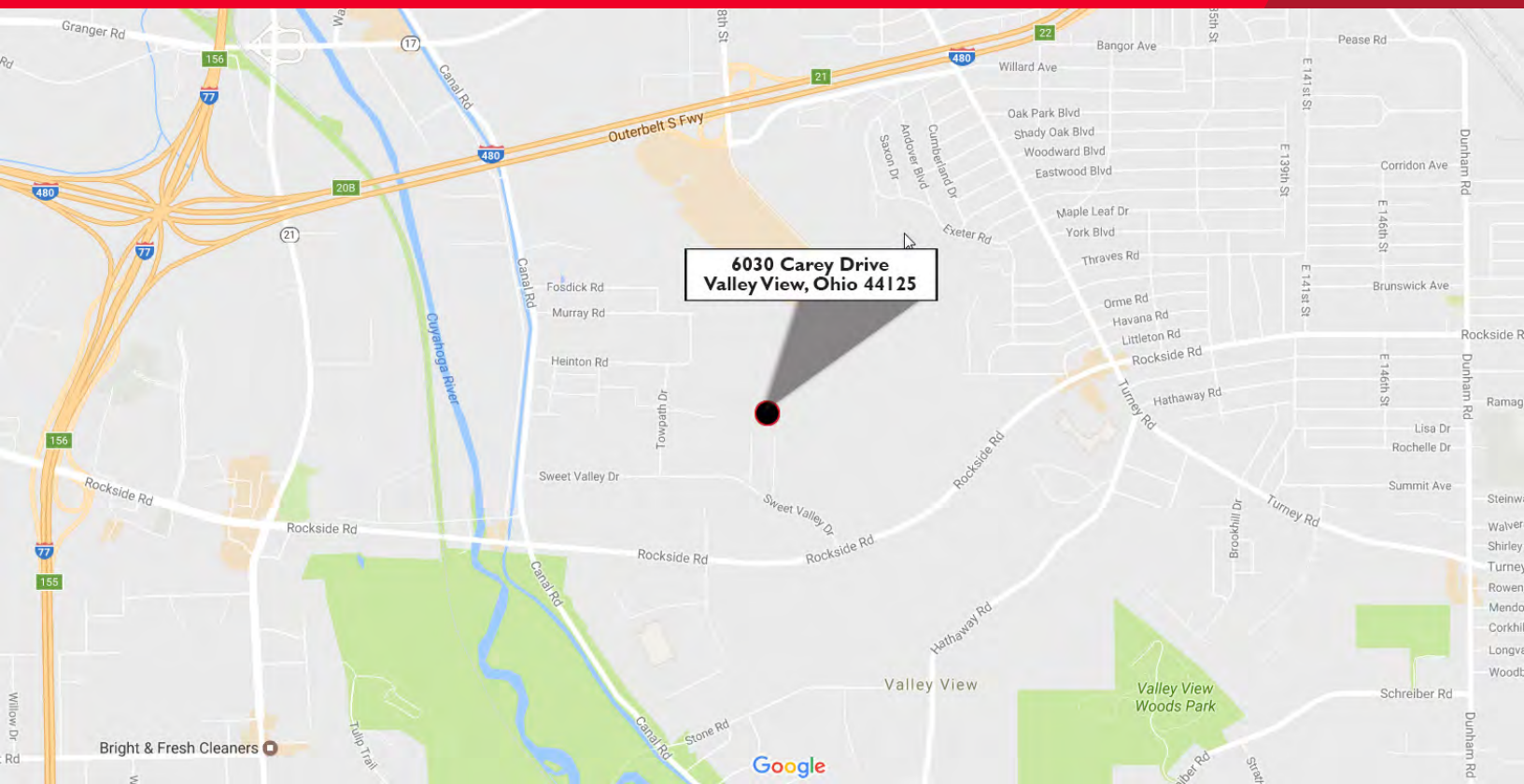
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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
crescorealestate.com



FOR SALE / LEASE

6030 CAREY DRIVE Valley View, Ohio 44125



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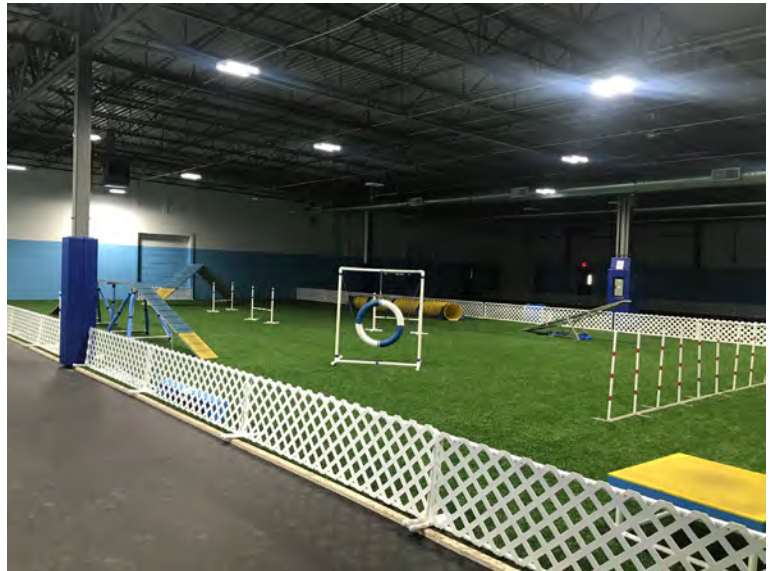
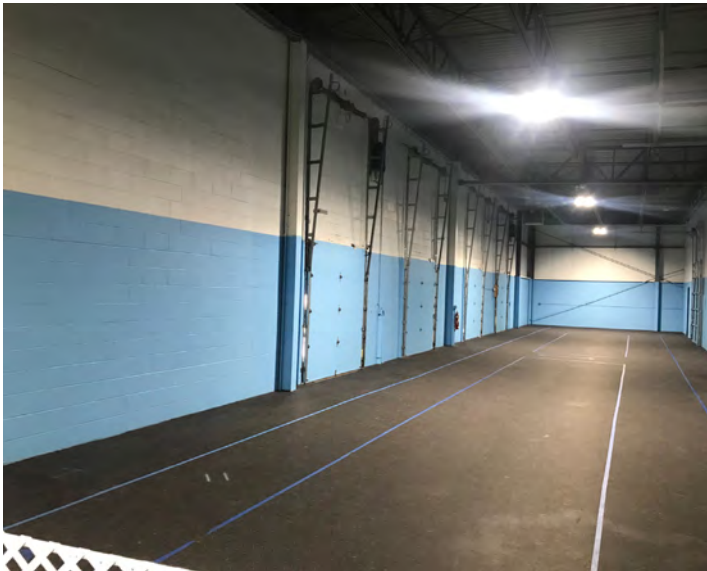
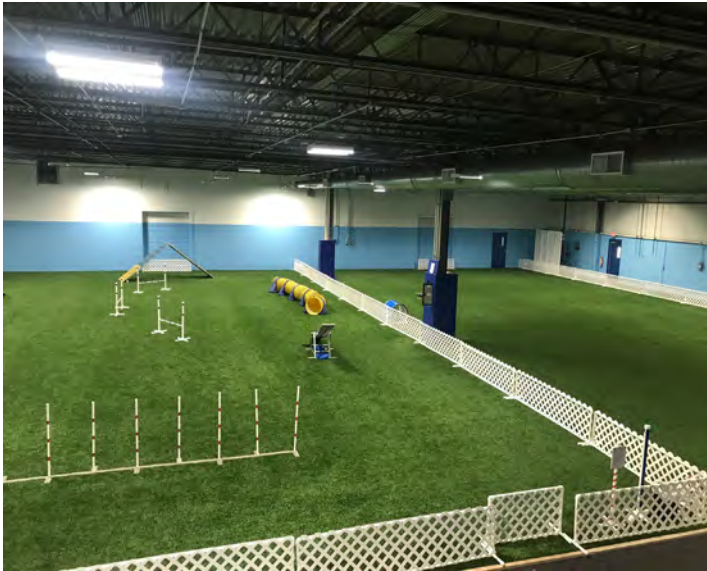
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Interior Photos



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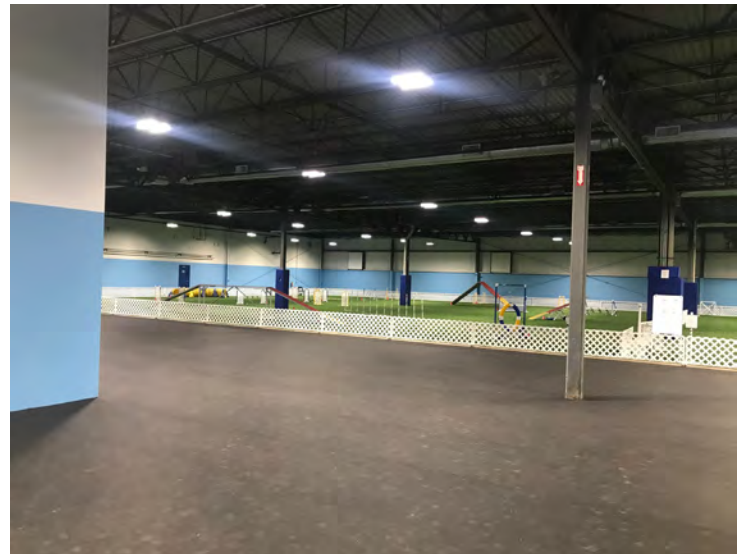
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Building

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Single-Tenant
Year Built:	1992
ConstructionType:	Masonry
Roof Type:	Rubber
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	100% Wet
Heat:	Overhead Gas Unit
AC:	100%
Ceiling Ht:	17' (Max)

Utilities

Power:	240 v 5000 a 3 p
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Site

Land SF:	283,140 SF
Parcel Number:	571-22-003 & 020
Zoning:	IND
Land Condition:	Excellent

Crane

Comments

Listing Comments:

Freestanding 52,989 SF facility with 8,667 SF of attractive offices.
Room for expansion. 100% air-conditioned.
For Sale/Lease. Sale Price: \$2,915,000
Office Lease Rate: \$10.00 NNN.
Warehouse Lease Rate: \$5.00 NNN.

Located at the I-77 / I-480 interchange.

BOYAS PROPERTIES

6030 Carey Drive Valley View, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Land Size (Acres)	6.5 Acres
Available SF:	52,989 SF
Building SF:	52,989 SF
Industrial SF:	44,322 SF
Office SF:	8,667 SF

General Listing/Transaction Information

Actual Price:	\$2,915,000.00 \$55.01 Per SF
Asking Rate:	NNN Per Year
Transaction Type:	Lease/Sale
Vacancy Type:	Direct

Parking

Parking Comments:	Ample parking in front and rear of facility
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Loading & Doors

# GL/DID:	2
#DH/Truck-level Doors:	5
Total Doors:	7

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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