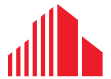


FOR LEASE

7555 E. PLEASANT VALLEY ROAD

Independence, Ohio 44131



**CUSHMAN &
WAKEFIELD**



40,052 SF BUILDING

WITH 6,115 SF SPACE AVAILABLE

PROPERTY FEATURES



40,052 SF

TOTAL BUILDING SIZE

\$11.50/SF NNN

OFFICE LEASE RATE

4.07 ACRES

TOTAL SITE SIZE

\$5.50/SF NNN

WAREHOUSE LEASE RATE

CURRENT AVAILABILITIES

UNIT 120

6,115 SF

TOTAL SPACE
AVAILABLE

5,015 SF

OFFICE
SPACE

1,100 SF

WAREHOUSE
SPACE

-0-

DRIVE-IN
DOOR

ONE (1)

DOCK
9' x 10'
2' UPS HEIGHT

18'

CLEAR
HEIGHT

PROPERTY SPECIFICATION

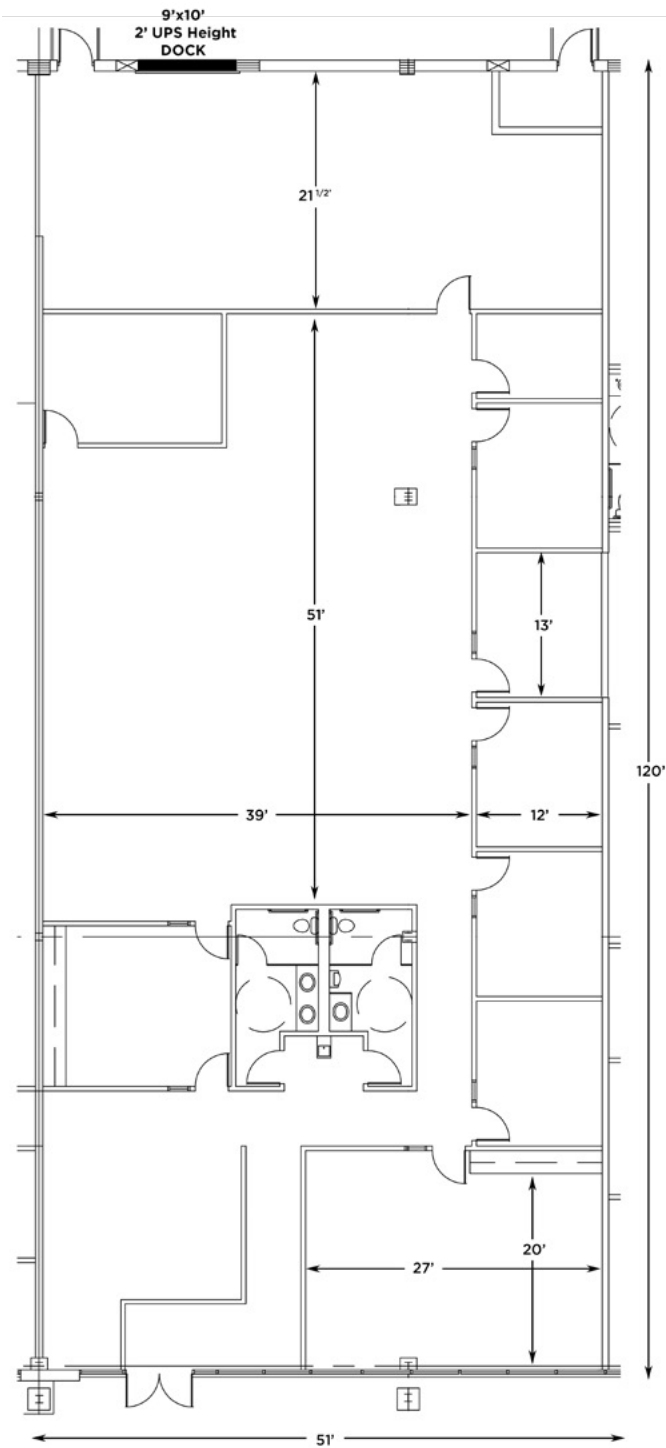
TOTAL SF	40,052 SF
CONSTRUCTED	1996
CLEAR HEIGHT	18'
LIGHTING	Fluorescent/LED
HEAT	HVAC & overhead gas
AIR-CONDITIONING	Office
ROOF	New 2020



7555 E. PLEASANT VALLEY ROAD, INDEPENDENCE, OHIO 44131

PROPERTY FLOOR PLAN

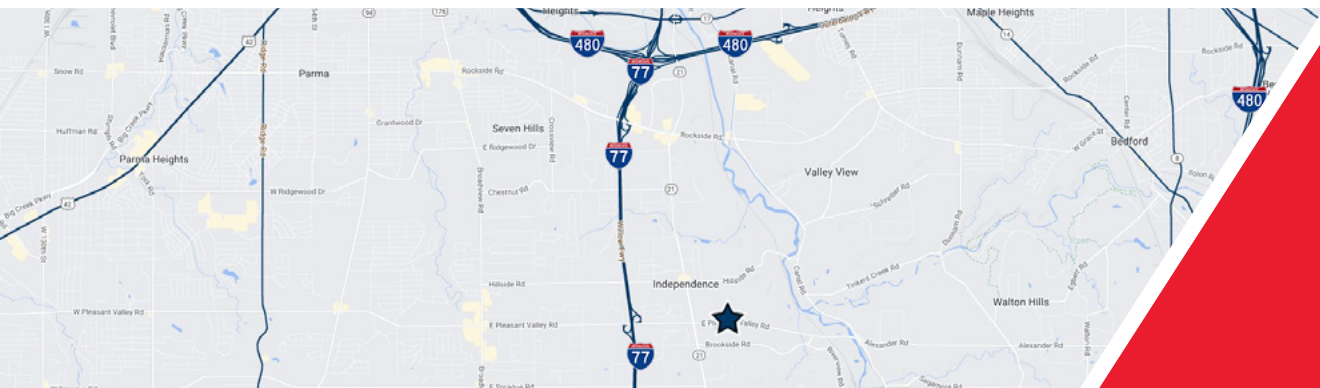
SUITE 120



PROPERTY AERIAL MAP



7555 E. Pleasant Valley Road



Easy access
to I-77 & I-480

7555 E. PLEASANT VALLEY ROAD, INDEPENDENCE, OHIO 44131



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