



**Property Specifications**

- Total Building: 19,700 SF
- Land: 1 acre
- Ceiling Height: 14'
- Year Built: 1987
- Construction: Masonry
- Sprinkler: None
- Lighting: LED/Fluorescent
- Heat: Gas
- Floors: 1
- Roof: Flat



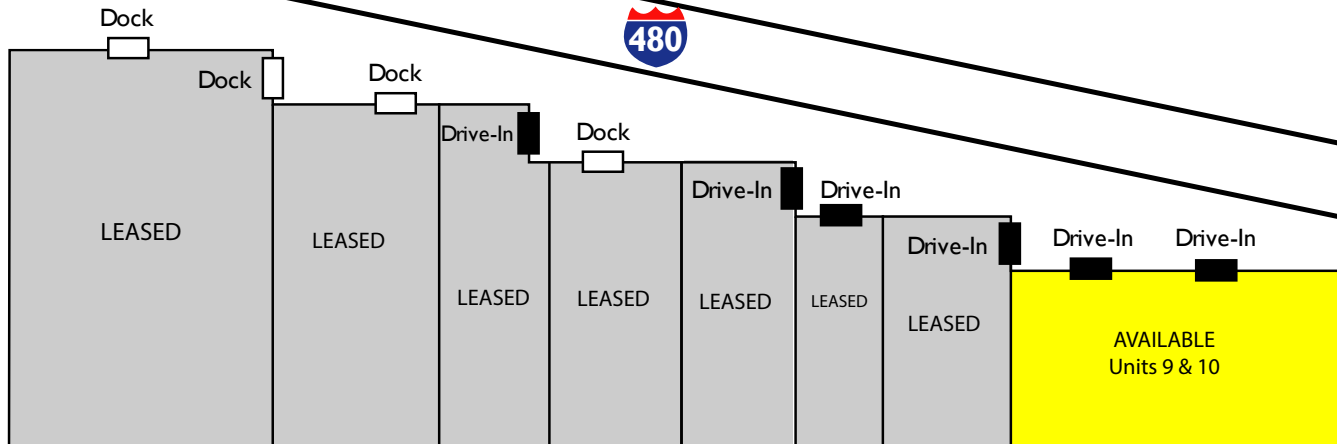
<u>Unit #</u>	<u>Total SF</u>	<u>Warehouse SF</u>	<u>Office SF</u>	<u>Drive-Ins</u>	<u>Docks</u>
9 & 10	3,000	2,000	1,000	2	0

**Bob Garber, SIOR**  
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**Floor Plan**



All Dimensions Are Approximate

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**Summary (37731)**


**CM AURORA  
PROPERTIES**  
23400 Aurora Road,  
Ste 9 & 10  
Bedford Heights, OH  
44146

County: Cuyahoga  
Market: SE-Z1  
Sub Market: SE Cuyahoga County  
Land Size (Acres): 1 Acres  
Available SF: 3,000 SF  
Building SF: 19,700 SF  
Industrial SF: 2,000 SF  
Office SF: 1,000 SF

**Building**

Construction Status: Existing  
Primary Use: MU  
Floors: 1  
Year Built: 1982  
ConstructionType: Masonry  
Roof Type: Flat  
Lighting Type: LED/Fluorescent  
Sprinkler: None  
Heat: OH gas  
Ceiling Ht: 14' (Min) 14' (Max)

**Utilities**
**Site**

Land SF: 43,560 SF  
Parcel Number: 791-24-016  
Zoning: IND

**Crane**

# Cranes: 0  
Capacity Tons (Min): 0  
Capacity Tons (Max): 0  
Crane Comments: Crane Capacity: 0  
Crane Clear Height:

**General Listing/Transaction Information**

Asking Rate: GROSS  
Office Asking Rate: \$9.00  
Warehouse Asking Rate: \$5.00  
Min Avail SF: 3,000 SF  
Max Contig SF: 3,000 SF  
Transaction Type: Lease

**Parking**
**Loading & Doors**

# GL/DID: 2  
#DH/Truck-level Doors: 0  
Total Doors: 2

**Contacts**

Listing Broker(s): Robert Garber, SIOR  
CRESCO Real Estate  
216.525.1467  
bgarber@crescorealestate.com

**Comments**

**Property Comments:** Recently renovated. Immediate occupancy. Lease rate includes property operating expenses with no pass thru's.

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