



**CUSHMAN &
WAKEFIELD**



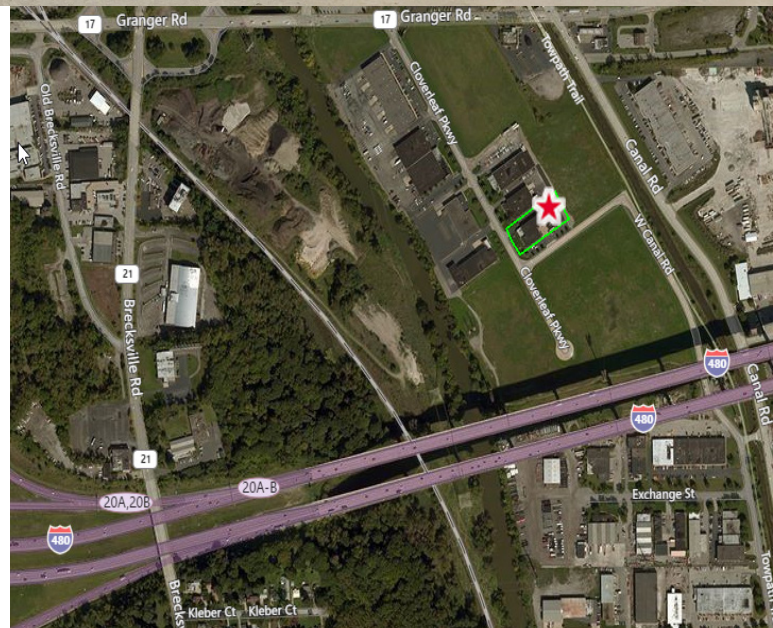
FOR LEASE

5615 Cloverleaf Parkway
Valley View, Ohio 44125



Property Specifications

TOTAL SF	11,250 SF
OFFICE SF	1,700 SF
WAREHOUSE SF	9,550 SF
MEZZANINE SF	1,200 SF
LIGHTING	Fluorescent
HEAT	Overhead Gas
AIR-CONDITIONED	Office
CONSTRUCTION	Masonry
POWER	400 A / 480 V/ 3 P
ROOF	Flat
CEILING HEIGHT	16' 8"
DOCKS	Two (2)
DRIVE-IN DOORS	One (1)
ASKING LEASE RATE	\$5.99 / SF NNN



FRED W. CHRISTIE, SIOR

Principal

216.525.1468

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3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
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MAP



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**Lombardo Business
Park**
5615 Cloverleaf
Parkway
Valley View, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd.
Land Size (Acres)	1.4 Acres
Available SF:	11,250 SF
Building SF:	11,250 SF
Industrial SF:	9,550 SF
Office SF:	1,700 SF

General Listing/Transaction Information

Asking Rate:	\$5.99 NNN Per Year
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

Parking Comments:	Ample parking
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Loading & Doors

# GL/DID:	1
# DH/Truck-level Doors:	2
Total Doors:	3

Contacts

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

Construction Status:	Existing
Primary Use:	Industrial
Mezzanine SF:	1,200 SF
Floors:	1
Multi-Tenant:	Multi-Tenant
# Buildings:	1
ConstructionType:	Masonry
Exterior Type:	Brick
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	No
Heat:	Overhead Gas Unit
AC:	HVAC-Office
Ceiling Ht:	16' 8" (Min) 16' 8" (Max)

Utilities

Power:	480 v 400 a 3 p
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Site

Land SF:	60,984 SF
Zoning:	Industrial

Crane

# Cranes:	0
Capacity Tons (Min)	0
Capacity Tons (Max)	0

Comments

Property Comments: Nice 11,250 SF Unit with 1,700 SF of offices. One (1) drive-in door and Two (2) docks. Centrally located at I-77/I-480 Interchange in the village of Valley View.