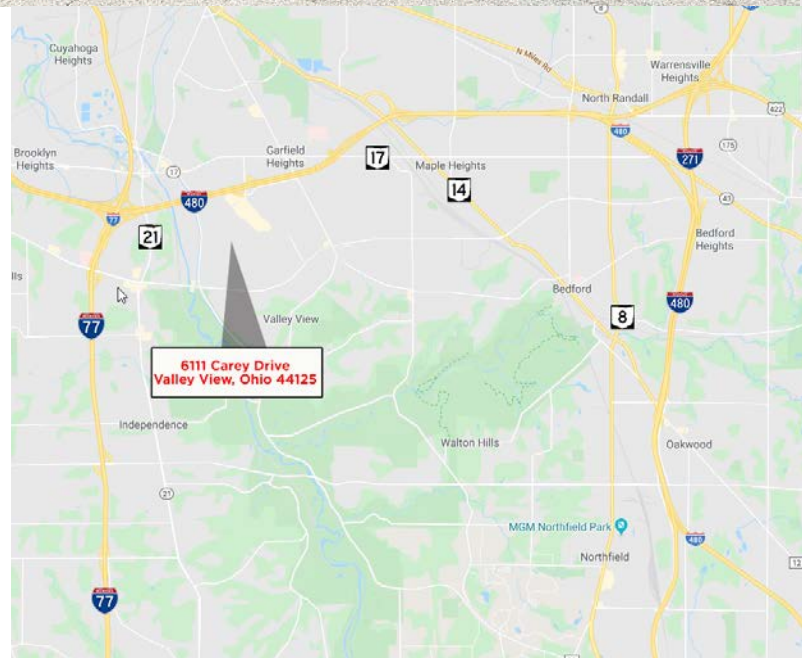




## Property Highlights

- 6,000 SF available; consisting of 2,400 SF of warehouse and 3,600 SF of office space
- One (1) drive-in door
- 18' clear height
- Zoned Industrial
- Flat Roof
- Brick/Block construction
- Overhead gas heat
- Warehouse Asking Rate: \$6.00/SF
- Office Asking Rate: \$12.00/SF



**Fred Christie**

Principal

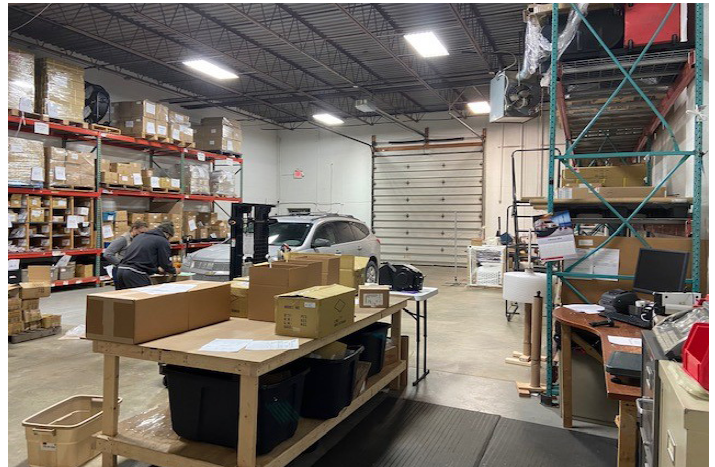
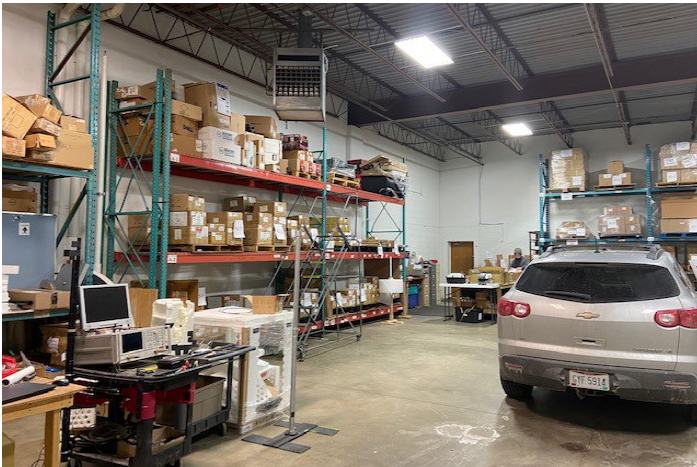
+1 216 525 1468

fchristie@crecorealestate.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

3 Summit Park Drive,  
Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
Fax +1 216 520 1828  
**crecorealestate.com**

**Photos**



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## BOYAS BLDG. II

6111 Carey Drive,  
Valley View, OH 44125

<b>County:</b>	Cuyahoga
<b>Market:</b>	SO-Z1
<b>Available SF:</b>	6,000 SF
<b>Building SF:</b>	28,800 SF
<b>Industrial SF:</b>	2,400 SF
<b>Office SF:</b>	3,600 SF

### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	MU
<b>Floors:</b>	1
<b>Year Built:</b>	1993
<b>ConstructionType:</b>	Brick/Block
<b>Roof Type:</b>	Flat
<b>Sprinkler:</b>	None
<b>Heat:</b>	OH Gas
<b>AC:</b>	Y
<b>Ceiling Ht:</b>	18' (Min) 18' (Max)

### Utilities

### Site

<b>Zoning:</b>	IND
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### Crane

<b># Cranes:</b>	0
<b>Capacity Tons (Min)</b>	0
<b>Capacity Tons (Max)</b>	0
<b>Crane Comments:</b>	Crane Capacity: Crane Clear Height:

### General Listing/Transaction Information

<b>Office Asking Rate:</b>	\$12.00 Gross
<b>Warehouse Asking Rate:</b>	\$6.00 Gross
<b>Min Avail SF:</b>	6,000 SF
<b>Max Contig SF:</b>	6,000 SF
<b>Transaction Type:</b>	Lease
<b>Vacancy Type:</b>	Direct

### Loading & Doors

<b># GL/DID:</b>	1
<b>#DH/Truck-level Doors:</b>	
<b>Total Doors:</b>	1

### Contacts

<b>Listing Broker(s)</b>	Fred Christie CRESCO Real Estate 216.525.1468 fchristie@creSCOREalestate.com
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### Comments

**Listing Comments:** 6,000 SF available consisting of 2,400 SF of warehouse and 3,600 SF of office space. One (1) drive-in door. 18' clear height. Zoned industrial.

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Principal

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