

## GREAT LOCATION



## AVAILABLE SPACE:

16,000 SF

## ASKING PRICE:

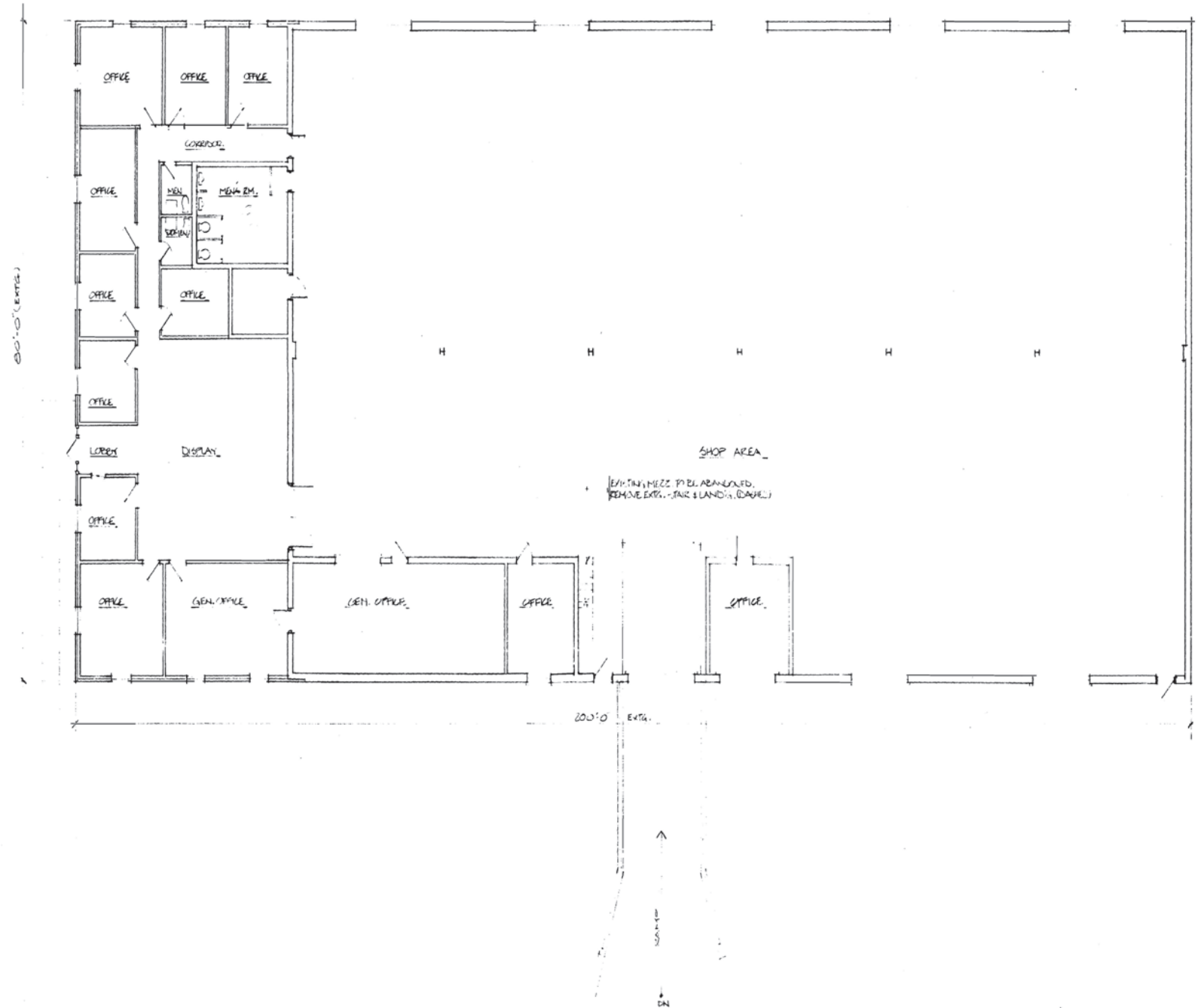
\$832,000

## PROPERTY SPECIFICATIONS:

Warehouse SF:	13,000 SF
Office SF:	3,000 SF
Ceiling Height:	13' clear
Lighting:	T-8
Air-conditioning:	Office
Heat:	Co-ray vac warehouse
Dock door(s):	One (1)
Drive-in door(s):	One (1)
Power:	240 V   400 A   3 P
Acres:	1.04 acres
Zoning:	Industrial



**7641 Commerce Park Oval  
Independence, Ohio 44131**







**7641 COMMERCE PARK OVAL**

Independence, Ohio 44131

**FOR SALE**







**7641 COMMERCE PARK OVAL**

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**FOR SALE**



**FRED CHRISTIE** / Principal / [fchristie@crescorealestate.com](mailto:fchristie@crescorealestate.com) / +1 216 525 1468





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### BUILDING

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Industrial
<b>Floors:</b>	One (1)
<b>Multi-Tenant:</b>	Single-tenant
<b>Year Built:</b>	1970
<b># of Buildings:</b>	One (1)
<b>Construction Type:</b>	Masonry
<b>Roof Type:</b>	Flat
<b>Deck Type:</b>	Metal
<b>Floor Type:</b>	Concrete
<b>Lighting Type:</b>	T-8
<b>Sprinkler:</b>	No
<b>Heat:</b>	Co-ray vac
<b>Air Conditioning:</b>	Office
<b>Ceiling Height:</b>	13'

### UTILITIES

<b>Gas:</b>	Dominion
<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Power:</b>	240 v 400 a 3 p

### SITE

<b>Land SF:</b>	45,302 SF
<b>Acre(s):</b>	1.04 acres
<b>Parcel #:</b>	561-15-008
<b>Zoning:</b>	Industrial

### LOCATION

<b>County:</b>	Cuyahoga
<b>Available SF:</b>	16,000 SF
<b>Building SF:</b>	16,000 SF
<b>Warehouse SF:</b>	13,000 SF
<b>Office SF:</b>	3,000 SF

### GENERAL LISTING/TRANSACTION INFORMATION

<b>Sale Price:</b>	\$832,000
<b>Transaction Type:</b>	Sale

### LOADING & DOORS

<b># Ext. Docks:</b>	One (1)
<b># GL/DID:</b>	One (1)

### COMMENTS

Free standing industrial facility located at I-77 and I-480 in the city of Independence. Building offers 3,000 SF of updated office and 13,000 SF of clean manufacturing/warehouse space.