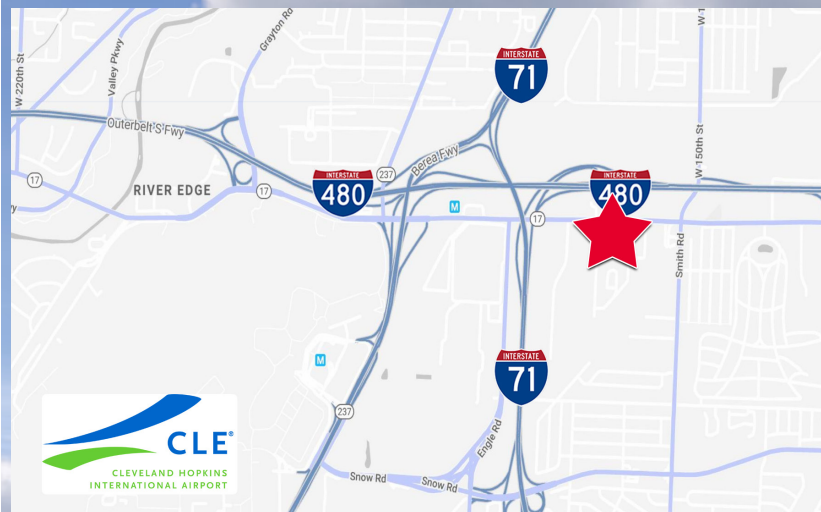


MARQUEE NEW CONSTRUCTION

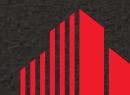


**FOR SALE OR LEASE
UP TO 80,000 SF**

16161 BROOKPARK ROAD

BROOK PARK, OHIO 44142

AT I-480 & I-71



**CUSHMAN &
WAKEFIELD**



16161 BROOKPARK ROAD BROOK PARK, OHIO 44142

Property Features

16161 Brookpark Road is a build-to-suit opportunity that allows for two different industrial build out options of up to 80,000 SF. The site allows access to all major highways including I-480, I-80 and I-71 with easy visibility from I-480.

16161 Brookpark Road provides **100% tax abatement** for up to 15 years.

Building Size Options:	66,000 SF - 80,000 SF
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Land:	4.63 acres
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Constructed:	Proposed for 2021
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Ceiling Height:	32' clear height
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Column Spacing:	50x50 feet
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Docks:	Twenty (20)
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Drive-in Doors:	Four (4)
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Sprinkler:	Yes - ESFR
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Lighting:	LED
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Heat:	Gas
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Air-Conditioning:	New state of the art
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Parking:	72-83 spaces
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Asking Lease Rate:	Negotiable
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Asking Sale Price:	Negotiable or joint venture
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**20 LOADING DOCKS
FOUR (4) DRIVE-IN DOORS**

16161 BROOKPARK ROAD BROOK PARK, OHIO 44142

SITE PLAN OPTION A - UP TO 66,000 SF

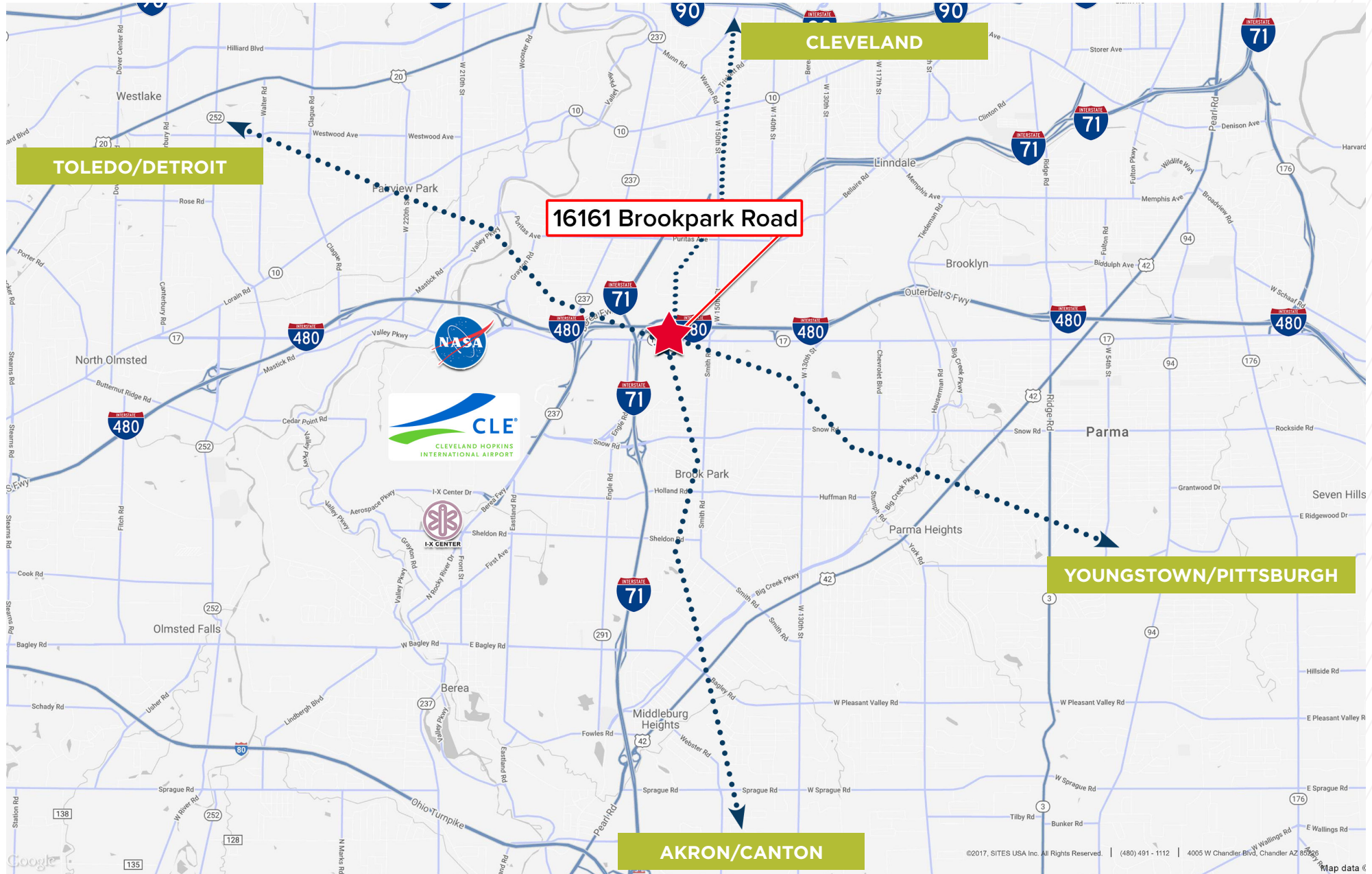


16161 BROOKPARK ROAD BROOK PARK, OHIO 44142

SITE PLAN OPTION B - UP TO 80,000 SF



16161 BROOKPARK ROAD BROOK PARK, OHIO 44142





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