



21201 MILES ROAD

Warrensville Heights, Ohio 44128

FOR LEASE

NEW DISTRIBUTION CENTER



AVAILABILITY

94,500 SF to include build-to-suit office space per tenants specifications

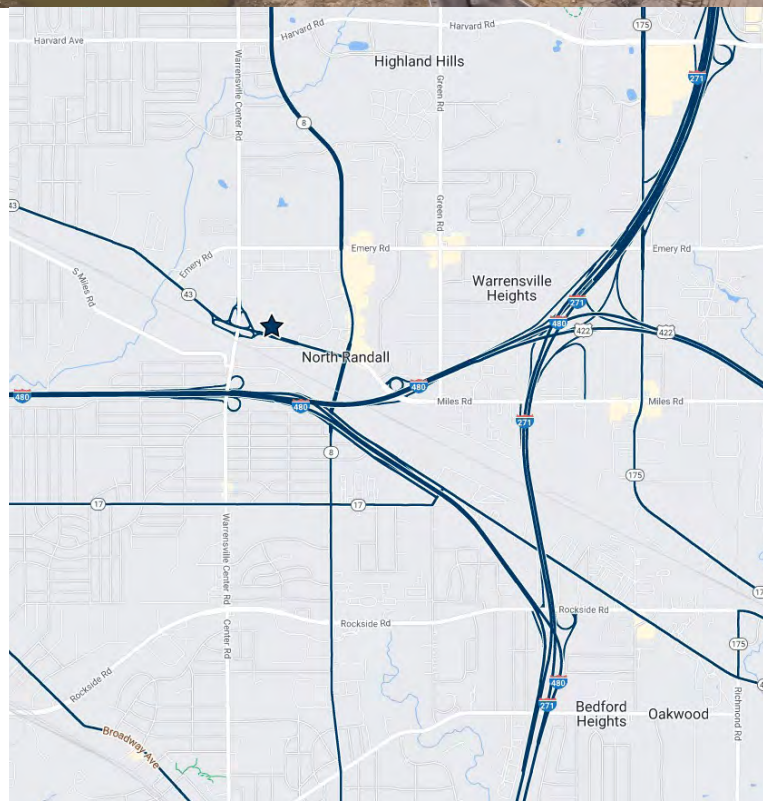
LEASE RATE

\$6.75/SF (NNN) warehouse

\$15.00/SF (NNN) office

PROPERTY HIGHLIGHTS

- New distribution center
- New construction recently completed in 2022
- State-of-the-art 302,400 SF distribution center
- Directly adjacent to the new Amazon fulfillment center with close proximity to I-480 and I-271 access
- Ample car parking with trailer storage



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PROPERTY SPECIFICATIONS

BUILDING SIZE	302,400 SF
SPACE AVAILABLE	94,500 SF
BUILDING DIMENSIONS	350' x 864'
CLEAR HEIGHT	36'
COLUMN SPACING	54' x 57'
CONSTRUCTION	Tilt up
ROOF	Flat deck with membrane
EXTERIOR DOCKS	10 - 9' x 10' (expandable to 15)
DRIVE-IN DOORS	One (1) - 12' x 14'
LIGHTING	LED
POWER	480V/800A/3P
FLOOR	6" concrete
HEAT	Air rotation
AIR CONDITIONING	HVAC office
SPRINKLER	ESFR
PARKING	Car and trailer
ZONING	Light Industrial
HANDICAPPED ACCESSIBLE (ADA)	Yes

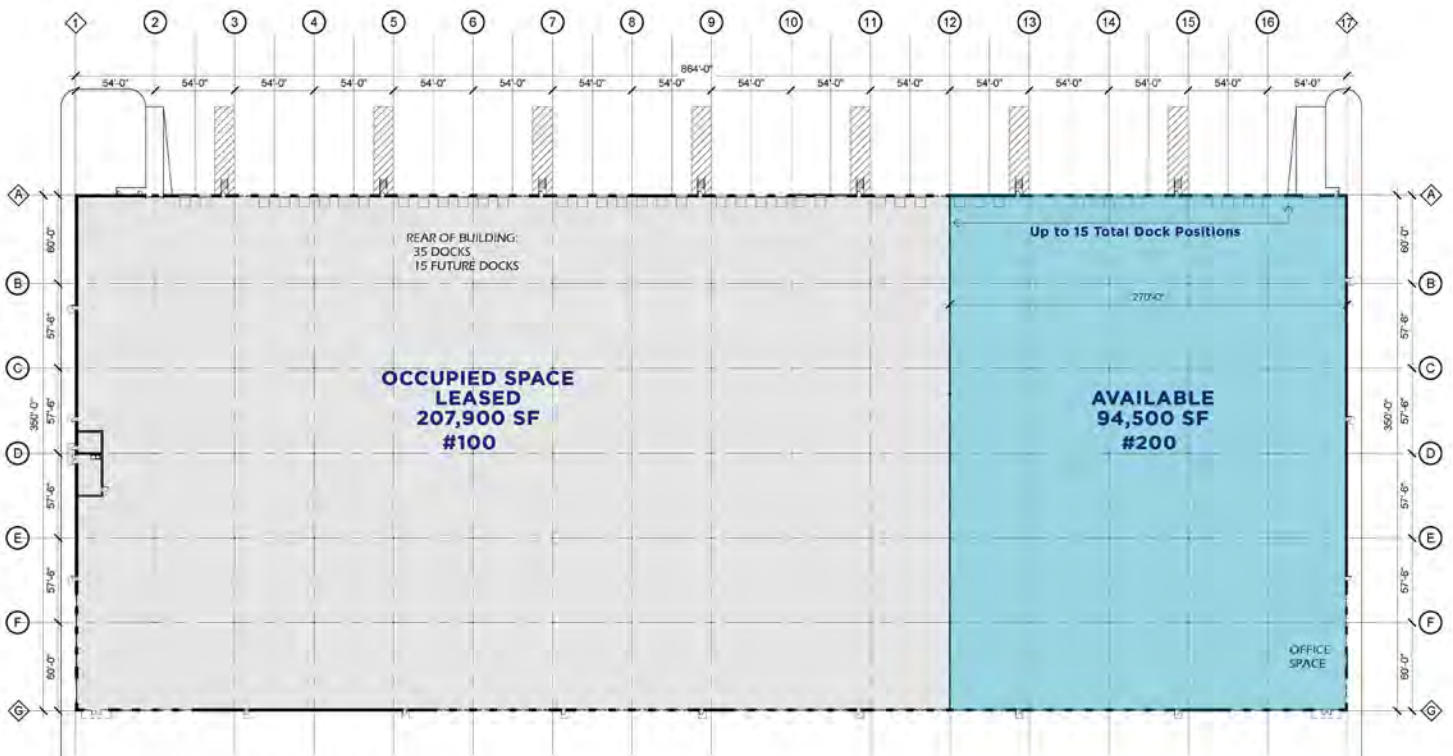




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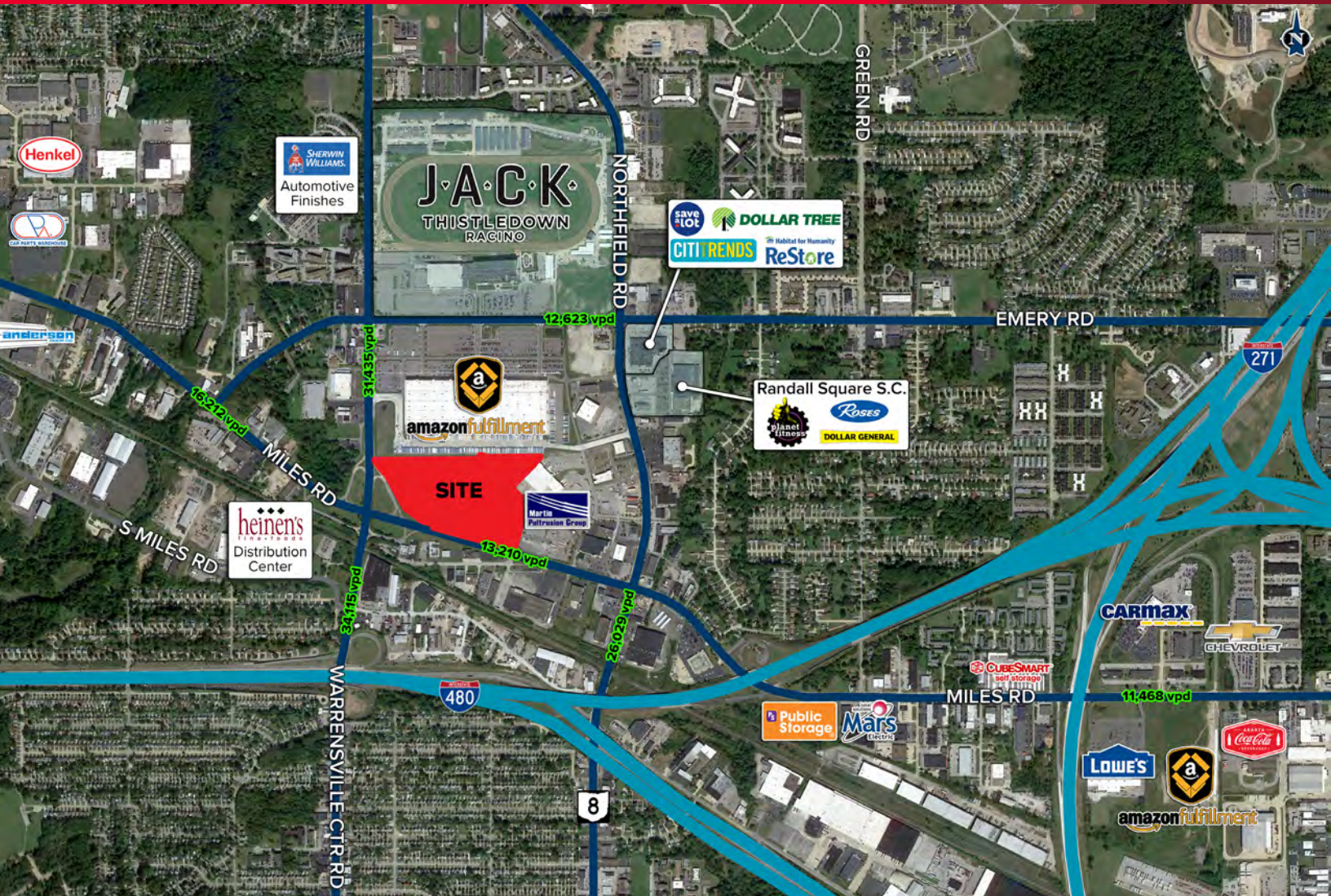




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DRIVE TIMES			
Downtown Cleveland	20 Minutes	I-80 (Ohio Turnpike)	18 Minutes
Cleveland-Hopkins Airport	20 Minutes	I-271/US 422	4 Minutes
Akron-Canton Airport	40 Minutes	I-480	3 Minutes
Downtown Akron	36 Minutes	I-90	19 Minutes

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