

FOR LEASE

18665 Sheldon Road

Middleburg Heights, Ohio 44130



2 Units: 8,000 SF & 13,360 SF

SPACES AVAILABLE FOR LEASE

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PROPERTY FEATURES



\$4.50/SF WHSE
\$9.00/SF OFFICE
NNN = \$1.65/SF

LEASE RATE

COMMENTS

- Well maintained office/warehouse units
- Located near Cleveland Hopkins International Airport (I-71/I-480)
- Warehouse offers 22' clear sprinklered space

PROPERTY SPECIFICATIONS

CONSTRUCTION	Masonry
CEILING HEIGHT	22'
SPRINKLER	Wet
LIGHTING	Fluorescent
HEAT	Overhead Gas
FLOOR	Concrete
POWER	200A/240V/3P

CURRENT AVAILABILITIES

UNIT 18683

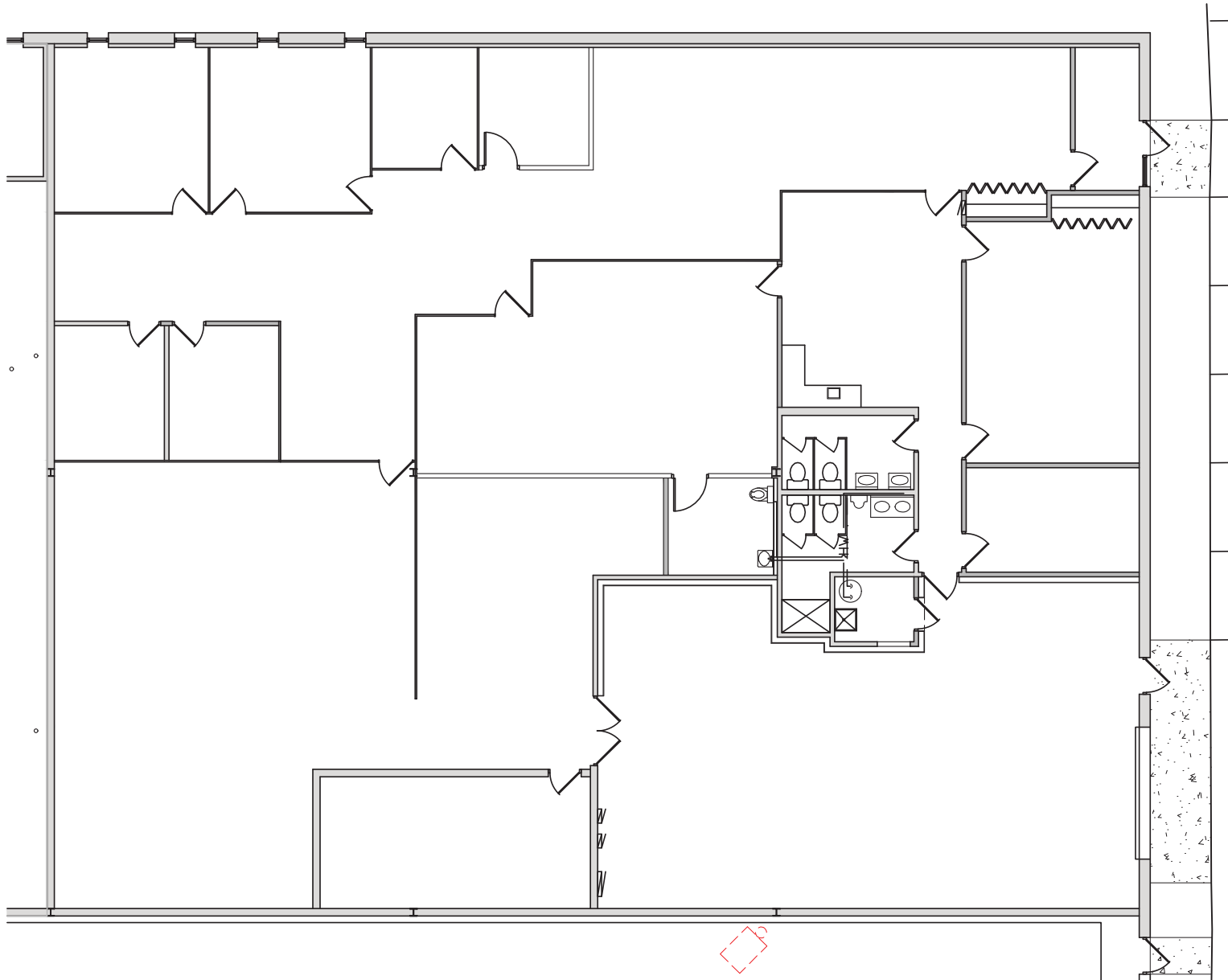
8,000 SF TOTAL SPACE AVAILABLE	TO SUIT OFFICE SPACE	8,000 SF WAREHOUSE SPACE
ONE (1) DRIVE-IN DOOR	-0- DOCK	22' CLEAR HEIGHT

UNIT 18667

13,360 SF TOTAL SPACE AVAILABLE	360 SF OFFICE SPACE	13,000 SF WAREHOUSE SPACE
-0- DRIVE-IN DOOR	TWO (2) DOCK	22' CLEAR HEIGHT

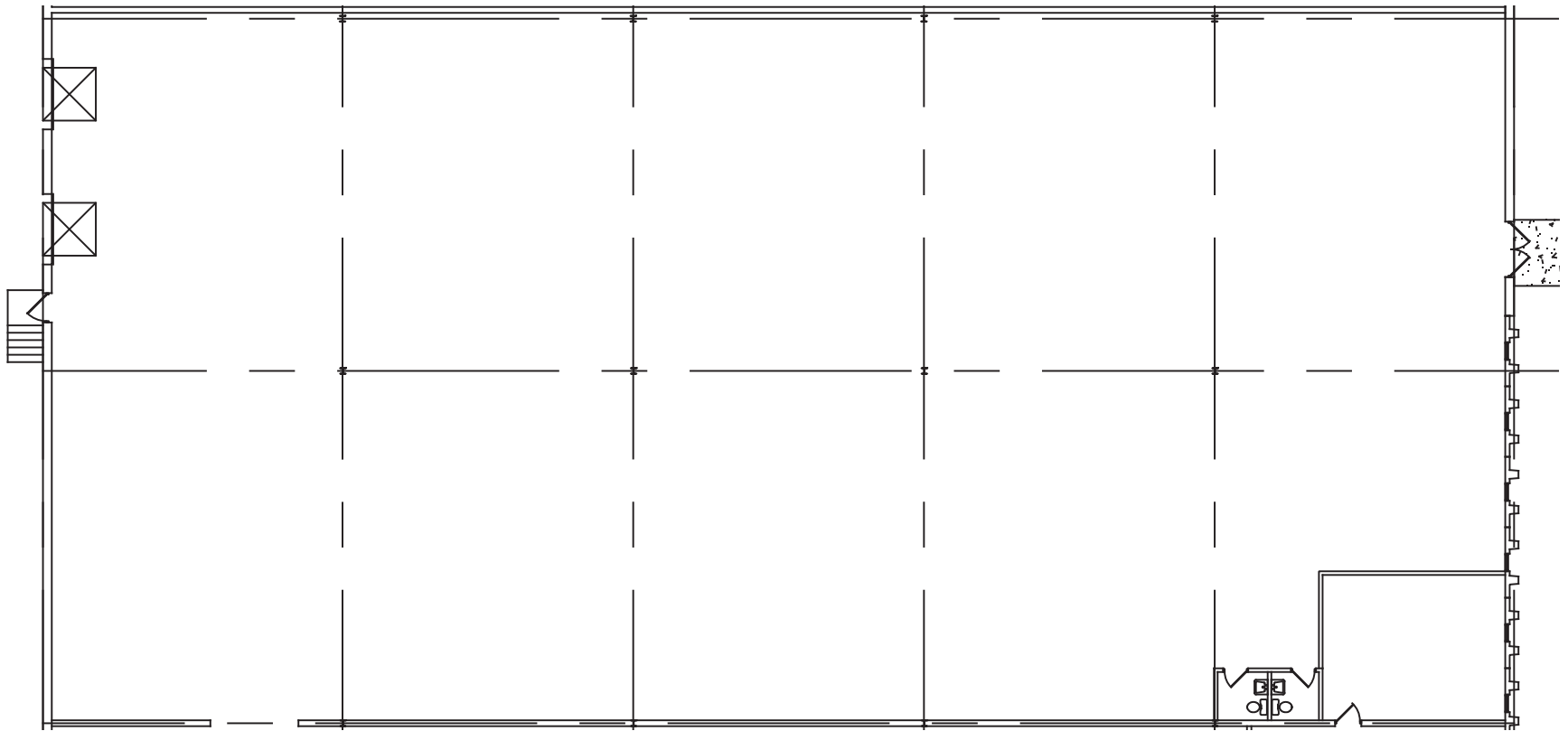
PROPERTY FLOOR PLAN

UNIT 18683
8,000 SF

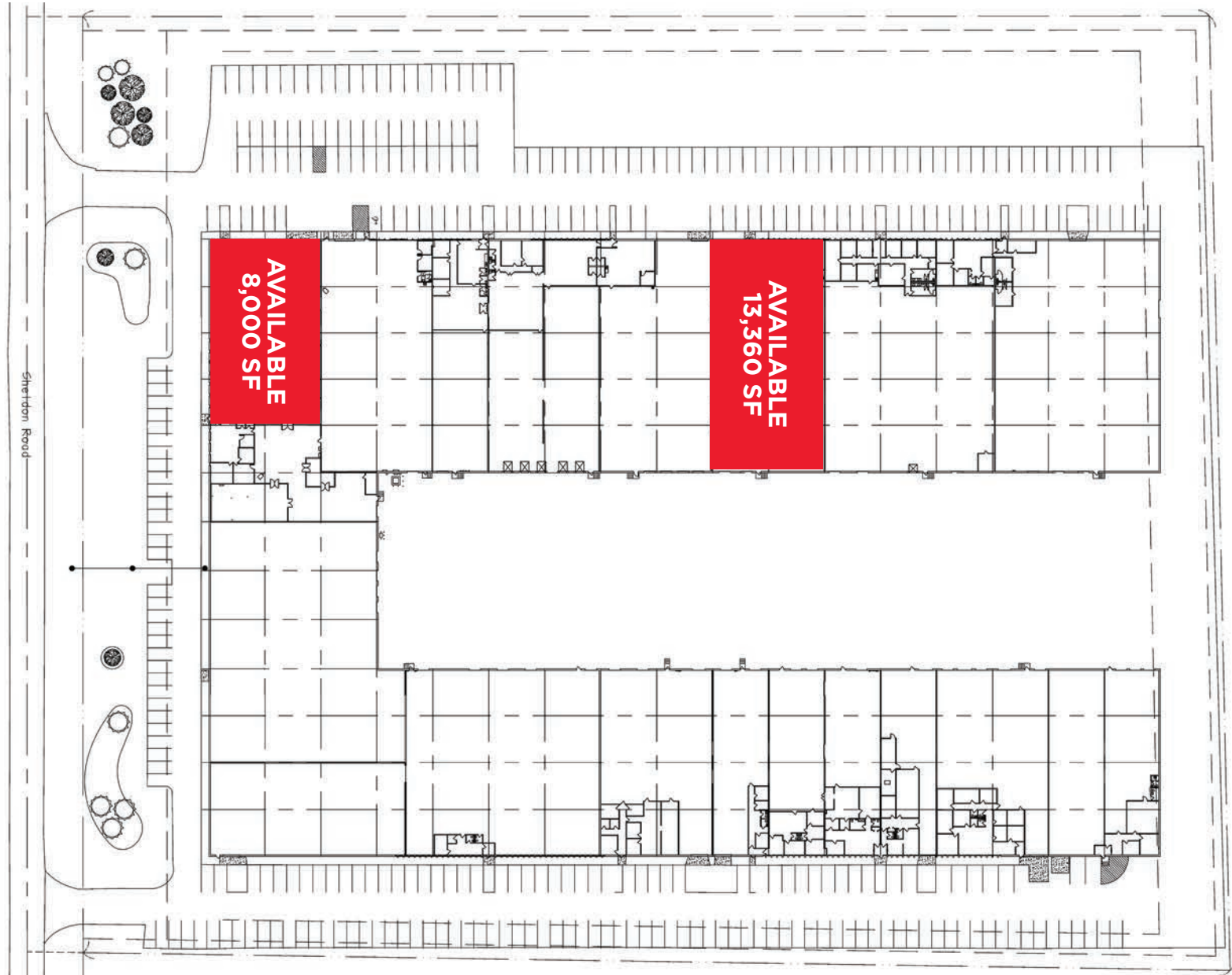


PROPERTY FLOOR PLAN

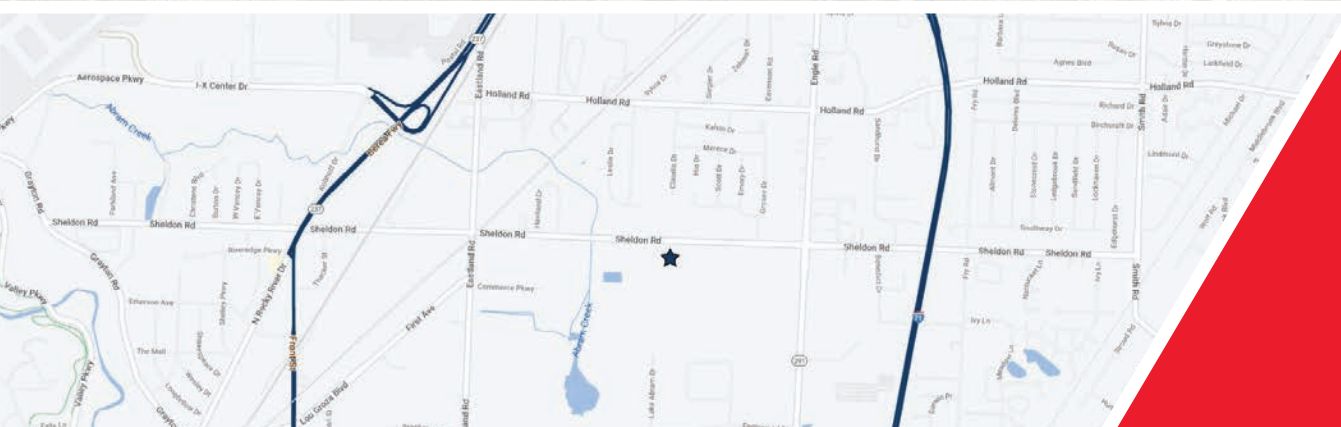
UNIT 18667
13,360 SF



PROPERTY BUILDING PLAN



PROPERTY AERIAL MAP



Easy access
to I-71

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