

# 5520 CHEVROLET BOULEVARD

Parma, Ohio 44130

409,200 SF Available / For Lease



## OFFERING HIGHLIGHTS

- 525,000 SF on 33.27 acres
- 409,200 SF available (divisible)
- 25 truck docks / levelers (additional loading can be added)
- Three (3) drive-in doors
- ESFR fire protection
- LED lighting
- 20' to 36' ceiling height
- Easy access to I-71 & I-480
- Manufacturing or distribution

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## PROPERTY SPECIFICATIONS

TOTAL SF	525,000 SF
AVAILABLE SF	409,200 SF (divisible)
LAND	33.27 acres
YEAR BUILT	1970, renovated 2020/2021
CONSTRUCTION	Masonry / Metal
CRANE	25-ton (22' under hook)
CRANE BAY	34,185 SF
COLUMN SPACING	45' x 40'
CEILING HEIGHT	20' to 36'
SPRINKLER	ESFR
LIGHTING	LED
HEAT	Overhead Gas/Air-Rotation
DOCKS	25 3-8'x9'; 2-8'x10'; 13-9'x10'; 5-10'x10'; 1-11'x10'; 1-11'x12'
DRIVE-IN DOORS	Three (3) 1-15'x16'; 2-17'x16'
POWER	800A / 480V / 3P
PARKING	100 car (potential for more)
RAIL	Possible (CSX)

## LOCATION HIGHLIGHTS

- Minutes from I-480, I-71 and Cleveland Hopkins International Airport
- Pro-active business community
- Easy access to skilled work force

## LEASE RATE

\$4.95 / SF NNN

## ESTIMATED NNN EXPENSES

\$0.86 / SF



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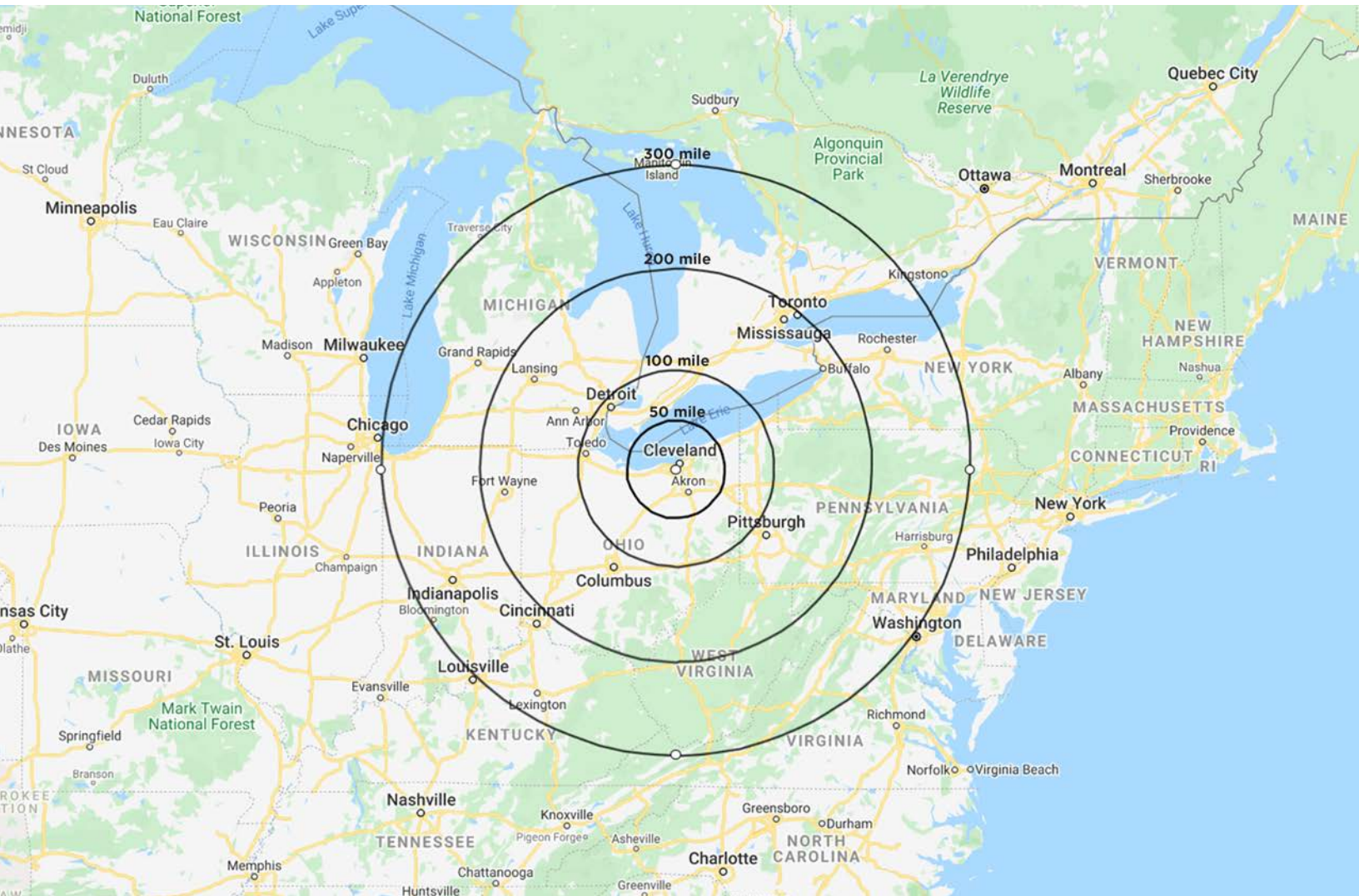


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300 MILE RADIUS



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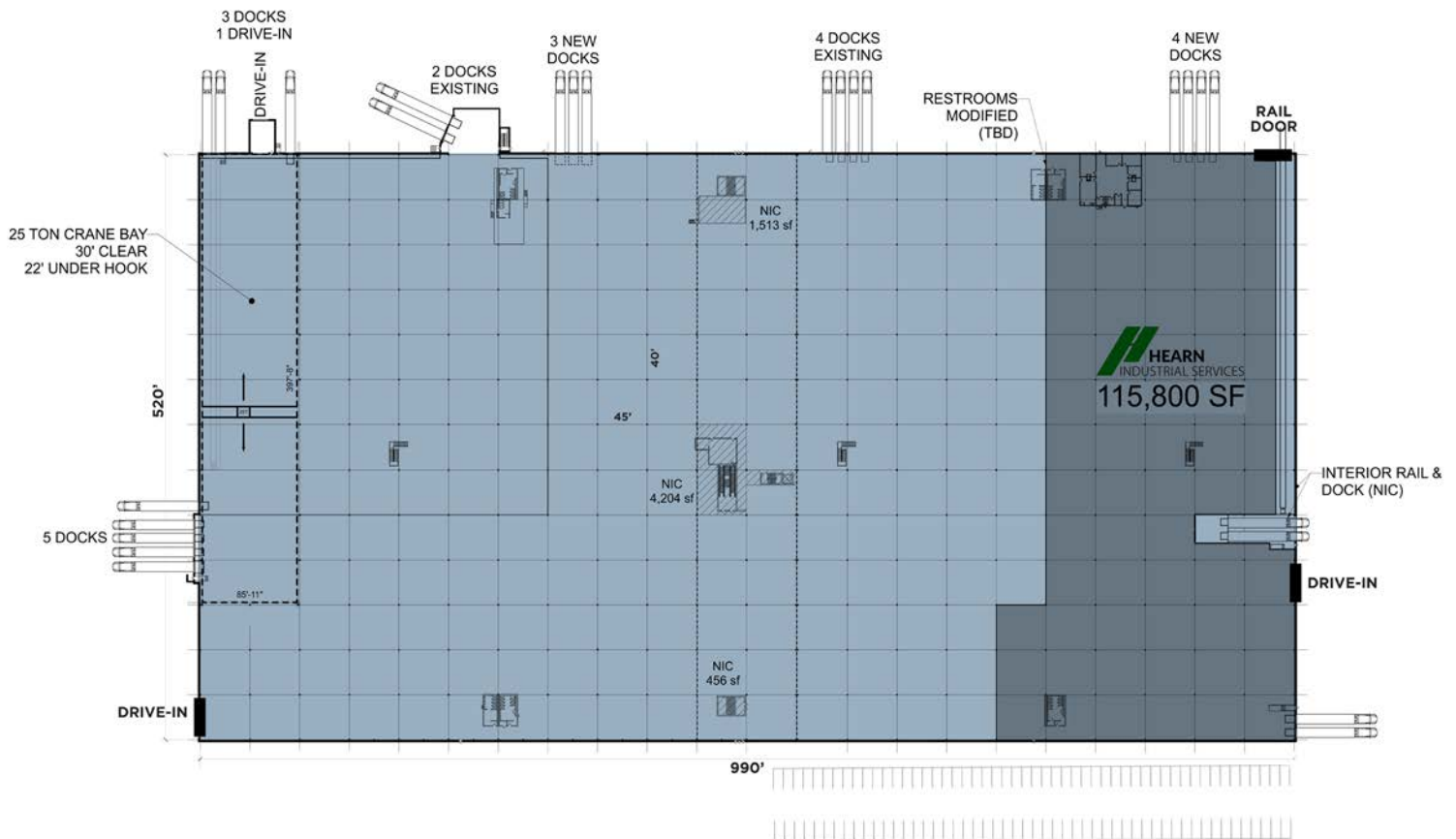
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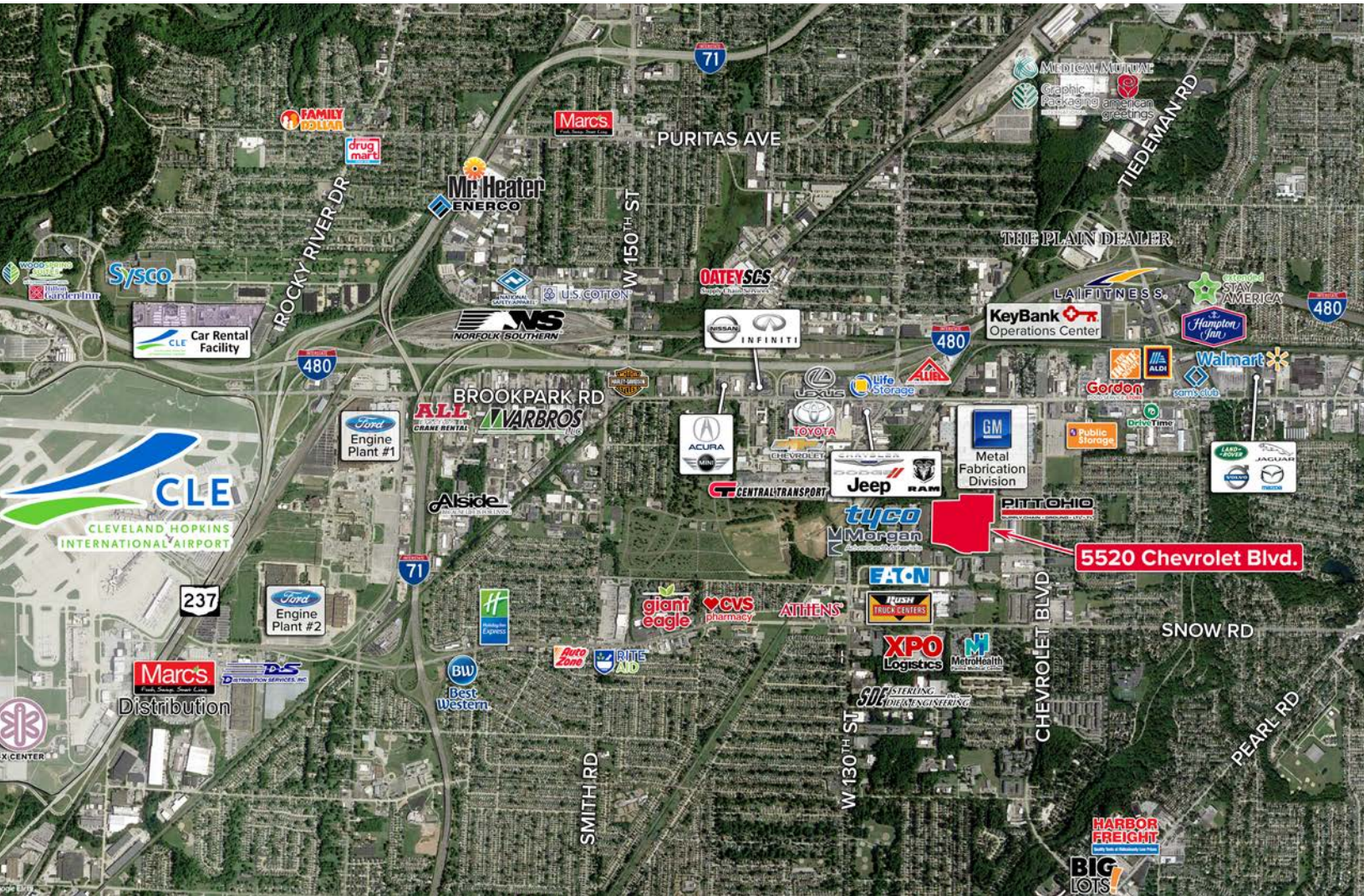
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