

FOR LEASE

1080 Bassett Road

Westlake, Ohio 44145



4,322 SF

AVAILABLE FLEX SPACE

Recently renovated office space with or without an attached warehouse in the heart of Westlake.

PROPERTY FEATURES



OFFICE

2,378 SF
\$12.00/SF Gross
\$2,378/month

WAREHOUSE

1,944 SF
\$8.00/SF Gross
\$1,296/month

CONTIGUOUS

4,322 SF
\$10.00/SF Gross
\$3,601/month

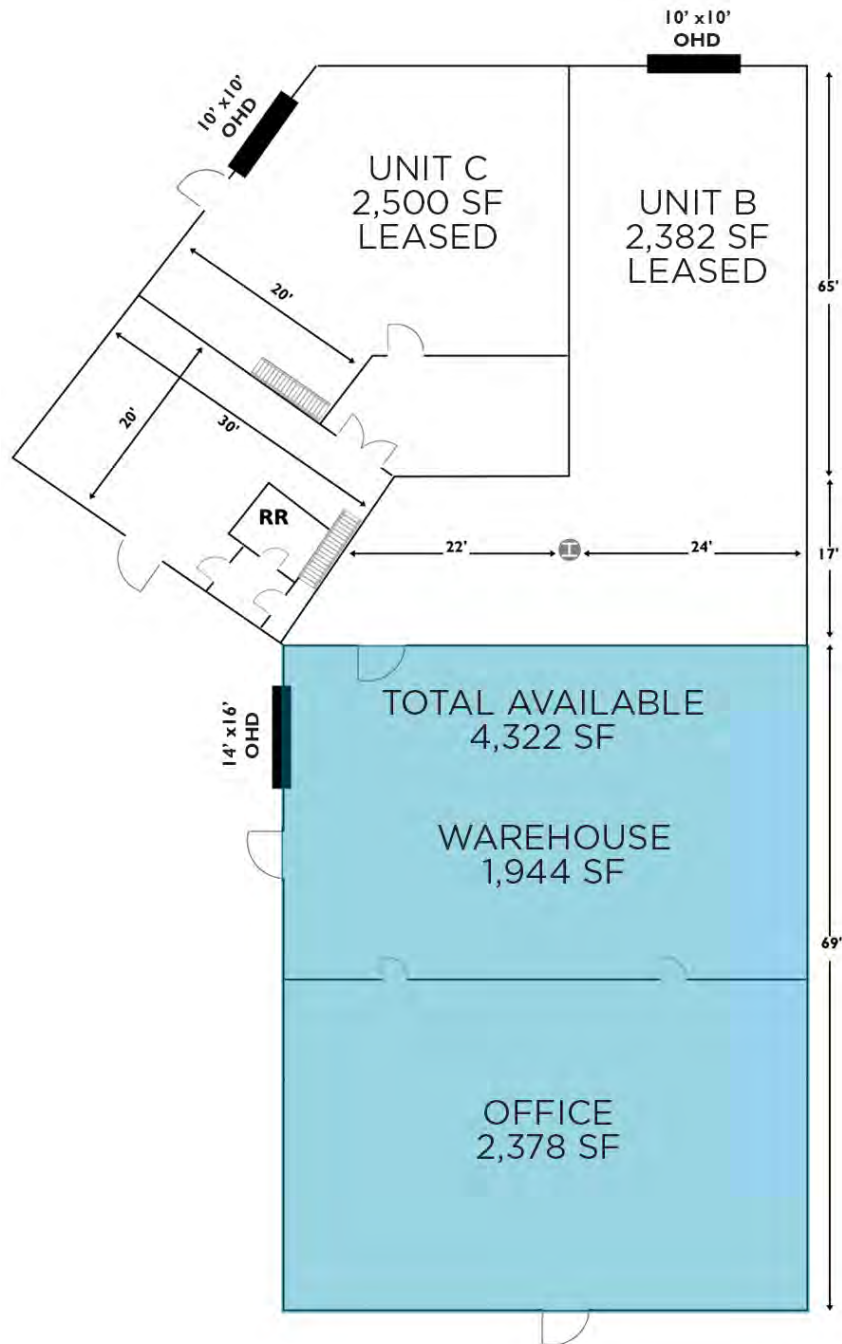
COMMENTS

- High image 9,204 SF industrial / commercial complex with 4,322 SF immediately available
- Prestigious business park setting
- Excellent I-90 access via Crocker Bassett interchange
- Easy access to Crocker Park, shopping, restaurants and lodging
- The available warehouse includes one (1) 14'x16' drive-in door

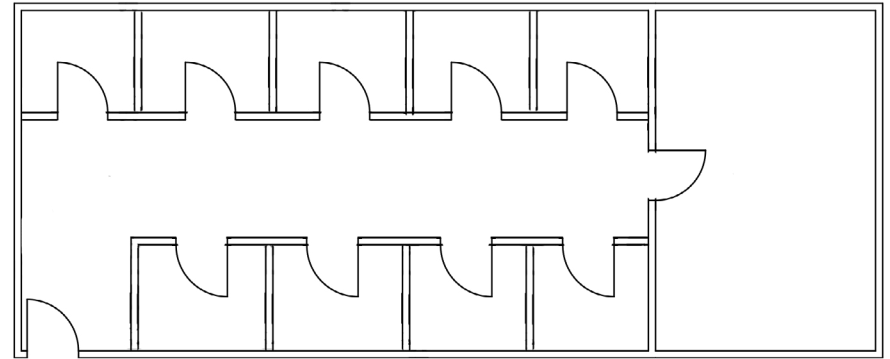
PROPERTY SPECIFICATIONS

TOTAL SF	9,204 SF (7,972 SF footprint)
OFFICE SF	3,594 SF (1,232 SF 2nd floor)
INDUSTRIAL SF	5,610 SF
CONSTRUCTED	1987
CONSTRUCTION	Masonry/Block
CEILING HEIGHT	18'
DRIVE-IN DOORS	Three (3)
SPRINKLER	100% wet
LIGHTING	Fluorescent
HEAT	Gas radiant
AIR-CONDITIONING	Office
ROOF	Metal deck-comp
POWER	208V / 3P
PARKING	22 spaces
FLOOR	Concrete

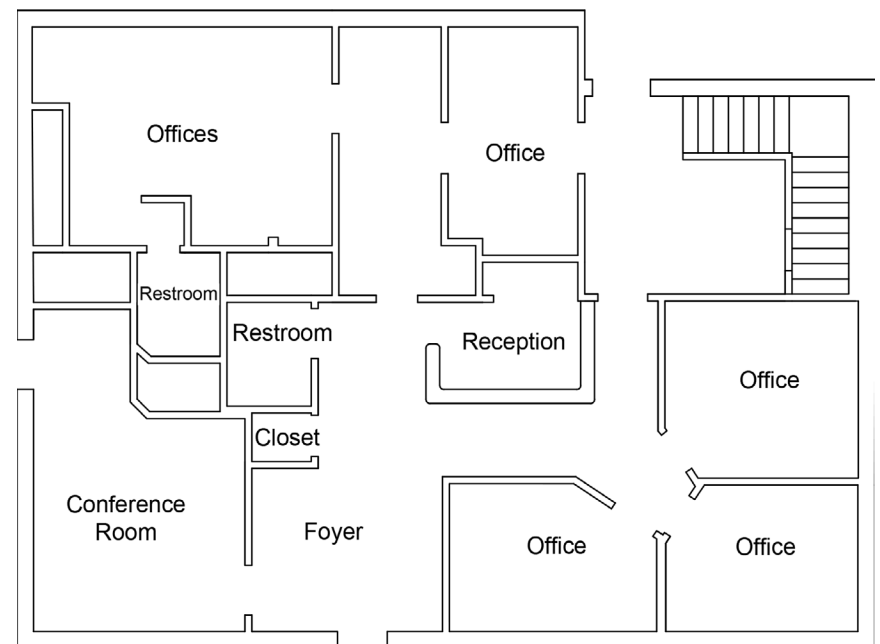
PROPERTY FLOOR PLAN



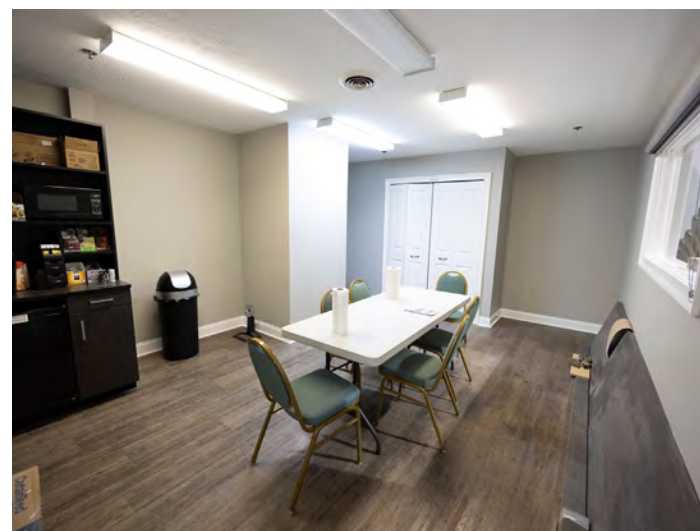
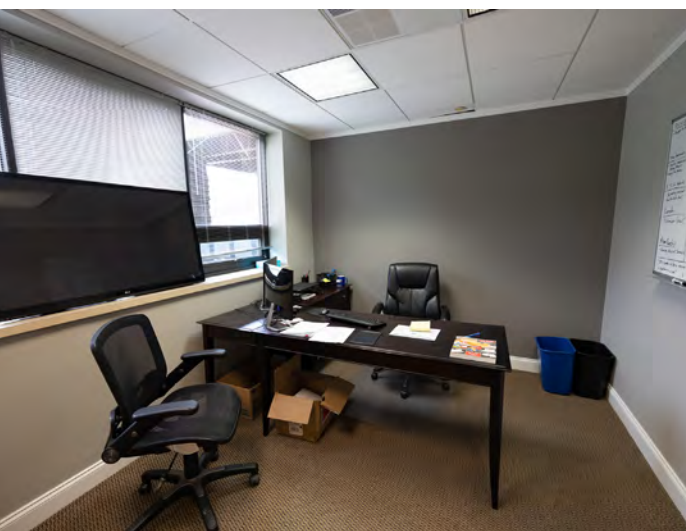
SECOND FLOOR



OFFICE LAYOUT



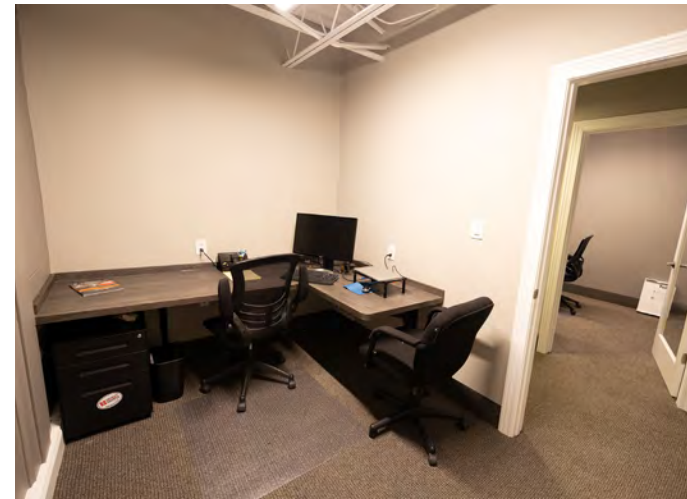
PROPERTY PHOTOS



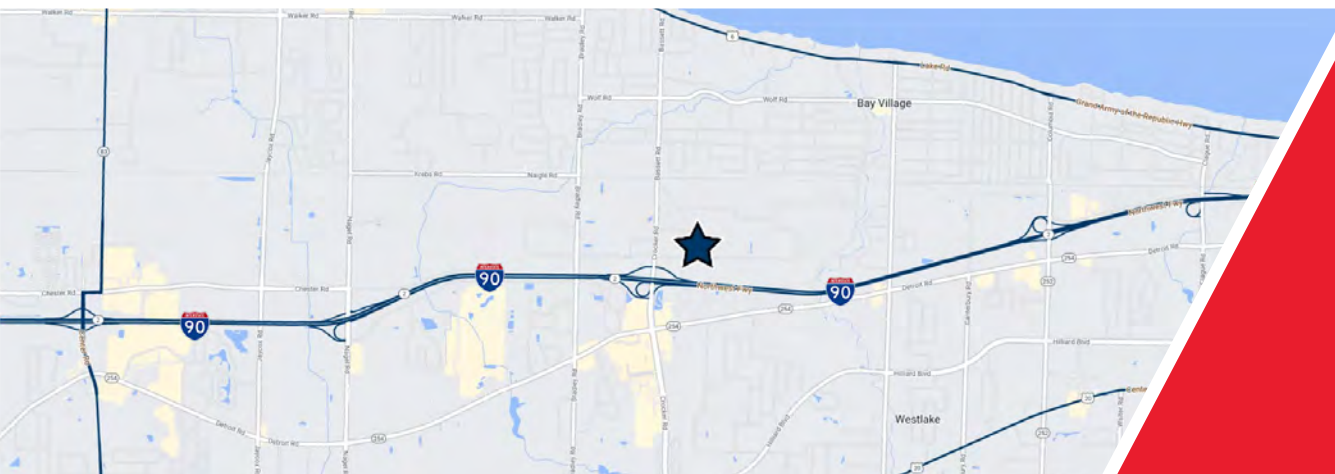
PROPERTY PHOTOS



Office



PROPERTY AERIAL MAP



Easy access
to I-90

JOSEPH V. BARN, SIOR

Principal
+1 216 525 1464
jbarna@crescorealestate.com

COLE SORENSON

Associate
+1 216 525 1470
csorensen@crescorealestate.com

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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
Fax +1 216 520 1828
crescorealestate.com