

2915 Brookpark Road

Parma, Ohio 44134



For Sale

FREESTANDING 6,700 SF FLEX BUILDING LOCATED ON BROOKPARK ROAD
WITH EXTRA ACREAGE

PROPERTY FEATURES



6,700 SF

TOTAL BUILDING SIZE

3,500 SF

TOTAL MAIN FLOOR SF

3,200 SF

TOTAL LOWER LEVEL SF

0.27 ACRES

TOTAL SITE SIZE

COMMENTS

- Excellent access to I-480 via the State Road exit
- Flexible zoning allows for a multitude of uses including: industrial, retail and office
- Extra acreage allows for building or parking additions
- Great location in the heart of a very busy commercial corridor
- Two floors (ground and lower level) plus 300 SF warehouse with large roll-up door
- Approximately 20,000 VPD (vehicles per day) on Brookpark Road

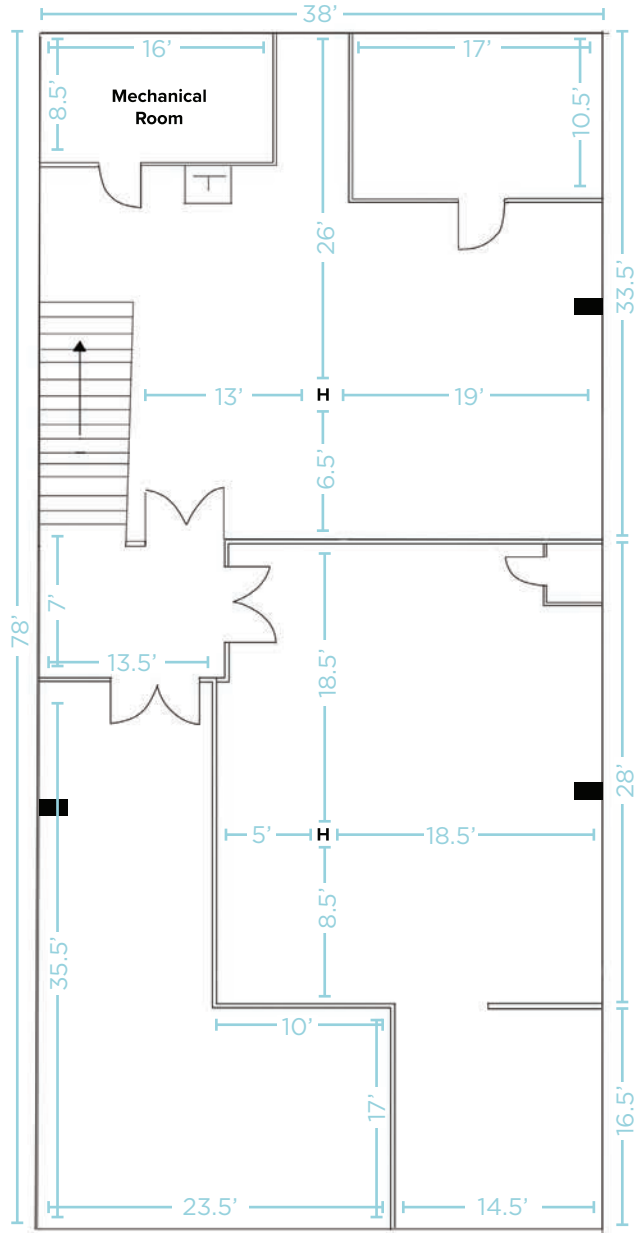
Price: \$335,000

PROPERTY SPECIFICATIONS

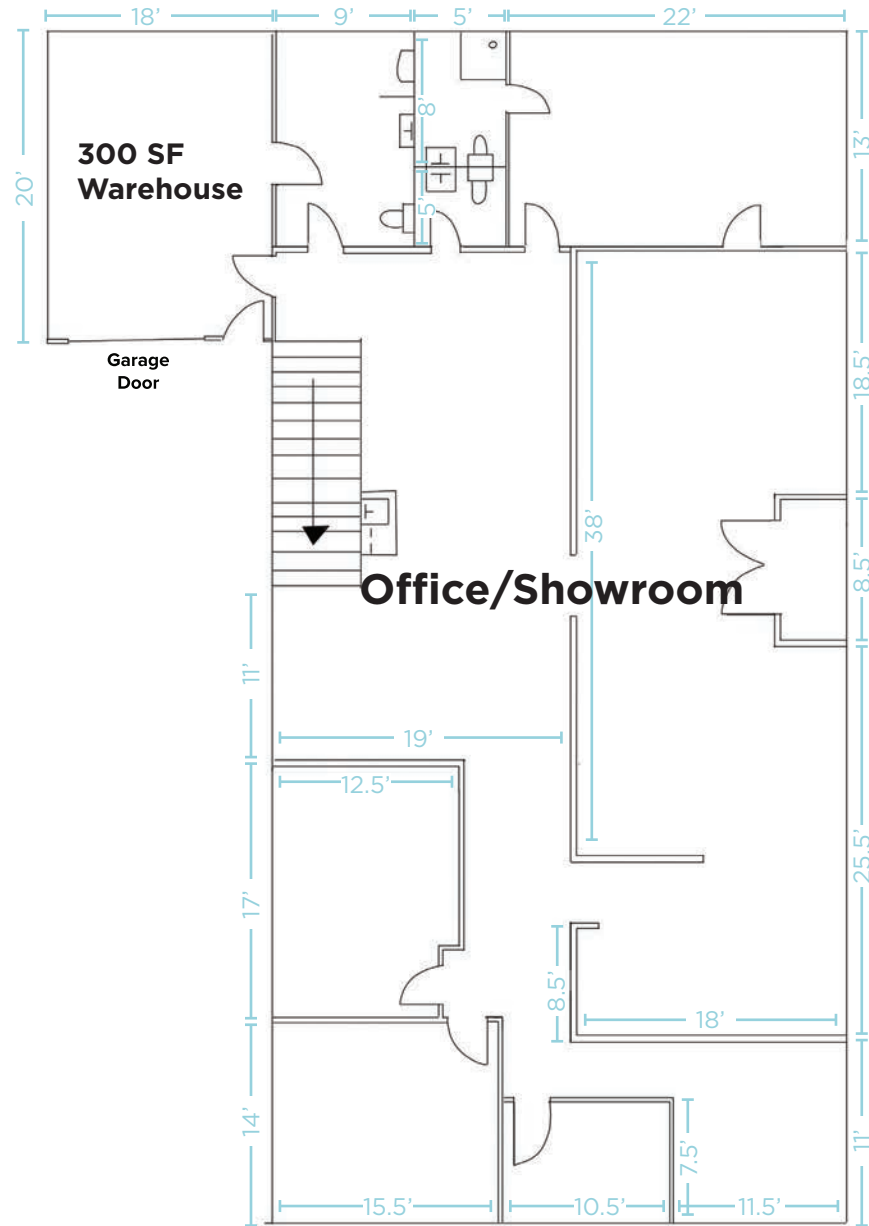
YEAR BUILT	1962
CONSTRUCTION	Masonry
ROOF	Flat
LIGHTING	Fluorescent
HEAT	Forced Air
AIR-CONDITIONING	100%
CLEAR HEIGHT	Warehouse Main Floor: 10'-9" Office/Showroom Main Floor: 9'-5" Lower Level: 8'-9"
DRIVE-IN DOORS	One (1) 9'x10'
LOT DIMENSIONS	120' x 100'
ZONING	Commercial Manufacturing A
POWER	200A 240V 3P
PARKING	8 spaces with the ability to add more on the west side of the building

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PROPERTY FLOOR PLANS



LOWER LEVEL



GROUND FLOOR

OFFICE PHOTOS

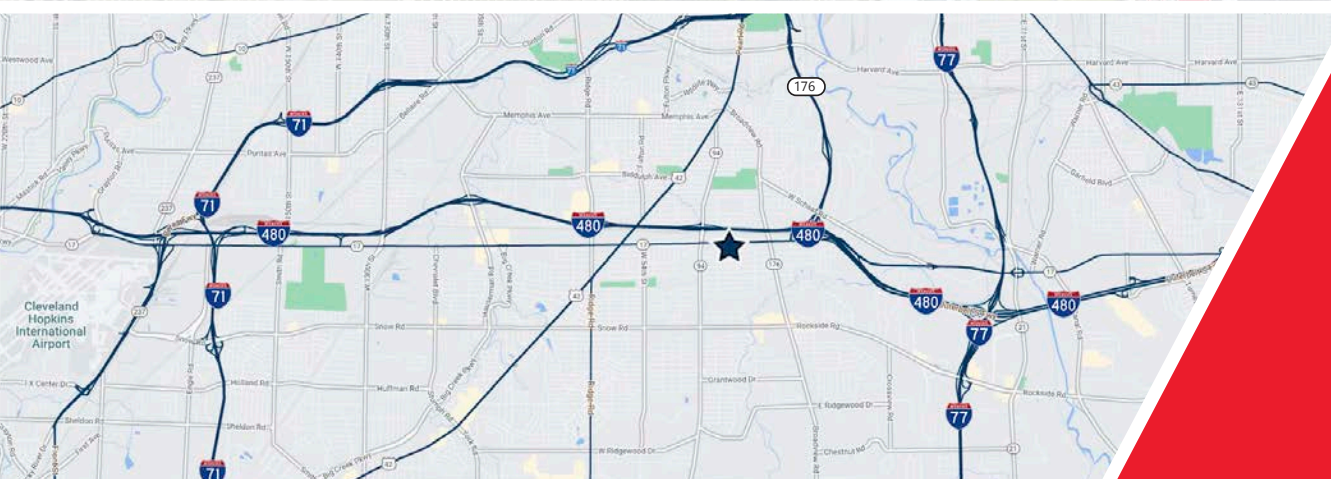
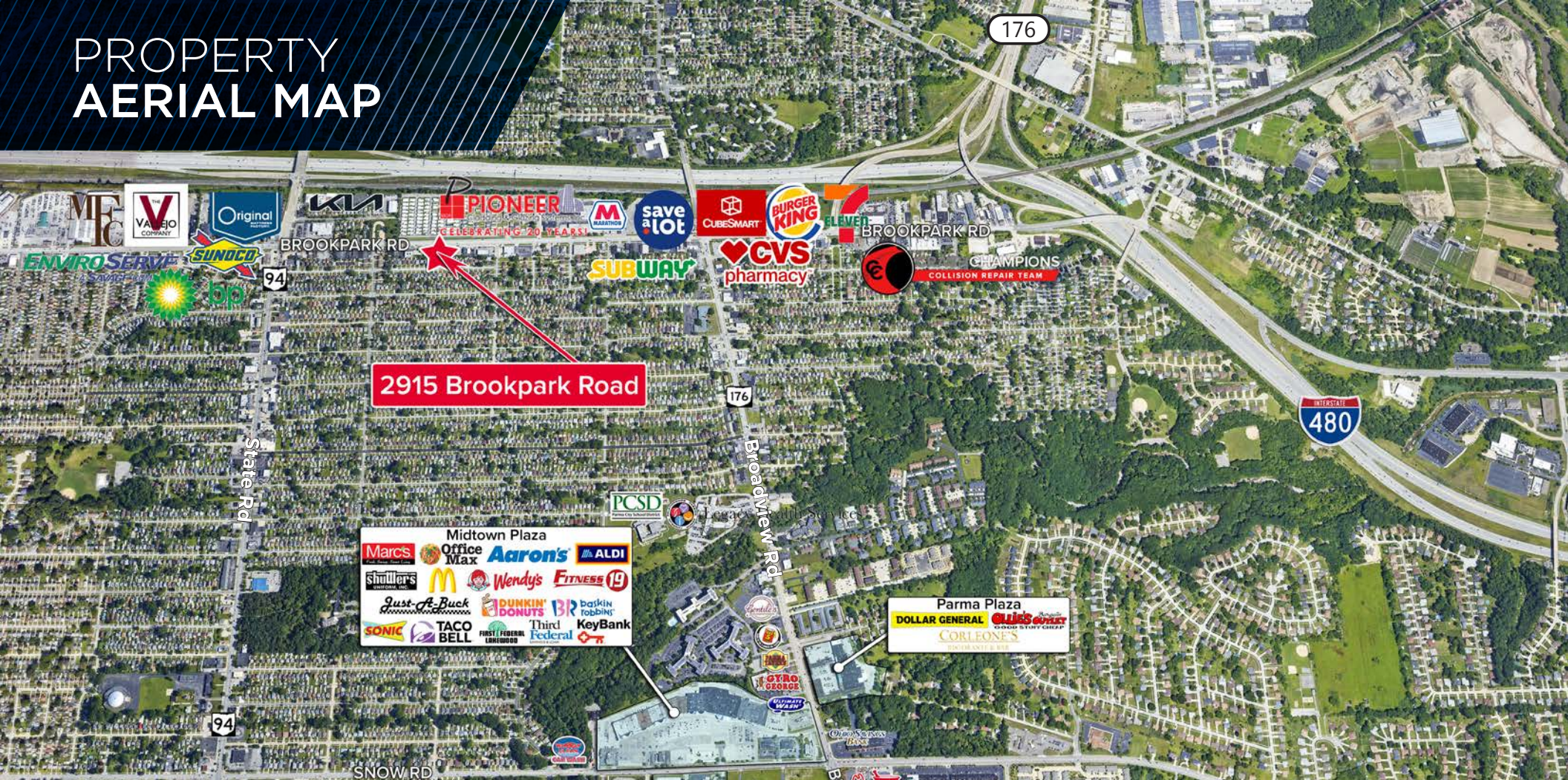


WAREHOUSE PHOTOS



Lower Level Photos

PROPERTY AERIAL MAP



Easy access to I-480,
I-77, I-90, & Jennings
Expressway (SR 176)

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