

Available For Lease or Sale


80,000-189,021 SF Warehouse/Office Space in a 641,830 SF Building
7711 East Pleasant Valley Road | Independence, Ohio

Ideal Space for a Corporate Headquarters, Call Center or Operations Center





Lease Rates High Bay Warehouse: \$4.25/SF NNN Office: \$12.00/SF NNN	Sale Price \$50,000,000 (\$78/SF)	Estimated Operating Expenses \$2.00/SF
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Highlights

	Available Space
High Bay Warehouse:	116,270 SF
Office:	72,751 SF
Total Available:	189,021 SF

 **Docks**
7 Internal

 **Clearance Height**
18-45 Feet

 **Freeway Access**
Close Proximity to I-77 Providing Excellent Freeway Access



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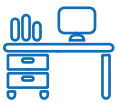




Power
480V 3-Phase



Sprinkler System
Wet



Furnishings
Negotiable



Parking
200+ Allocated Spaces



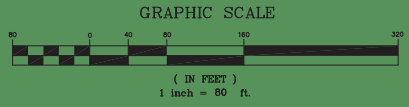
Year Built
1974



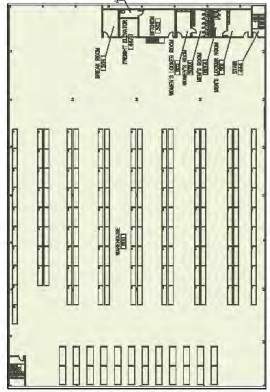
Year Renovated
2006



Warehouse: 116,270 SF
 Office: 72,751 SF



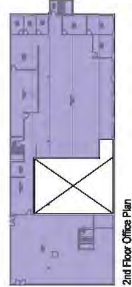
96,965 SQ FT	WHISE HIGH BAY
1,225 SQ FT	WHISE HIGH BAY OFFICES
19,700 SQ FT	WHISE OFFICE MEZZANINE
175 SQ FT	WHISE GENERATOR ROOM
65,141 SQ FT	WHISE MD BAY
3,228 SQ FT	WHISE 2ND FL. MEZZANINE
39,181 SQ FT	WHISE 3RD FLOOR
255,271 SQ FT	WHISE LOW BAY
2,626 SQ FT	WHISE RESTROOMS
2,626 SQ FT	WHISE MAIN LOCKERS ROOMS/RESTROOMS
11,213 SQ FT	WHISE PAINT & MODEL SHOP
4,220 SQ FT	WHISE MAINTENANCE SHOP & 1ST FL. OFFICE
1,440 SQ FT	WHISE 2ND FLOOR MEZZANINE OFFICE
592,351 SQ FT	TOTAL WAREHOUSE AREA



3rd Floor Warehouse Plan
591,617 SQ FT

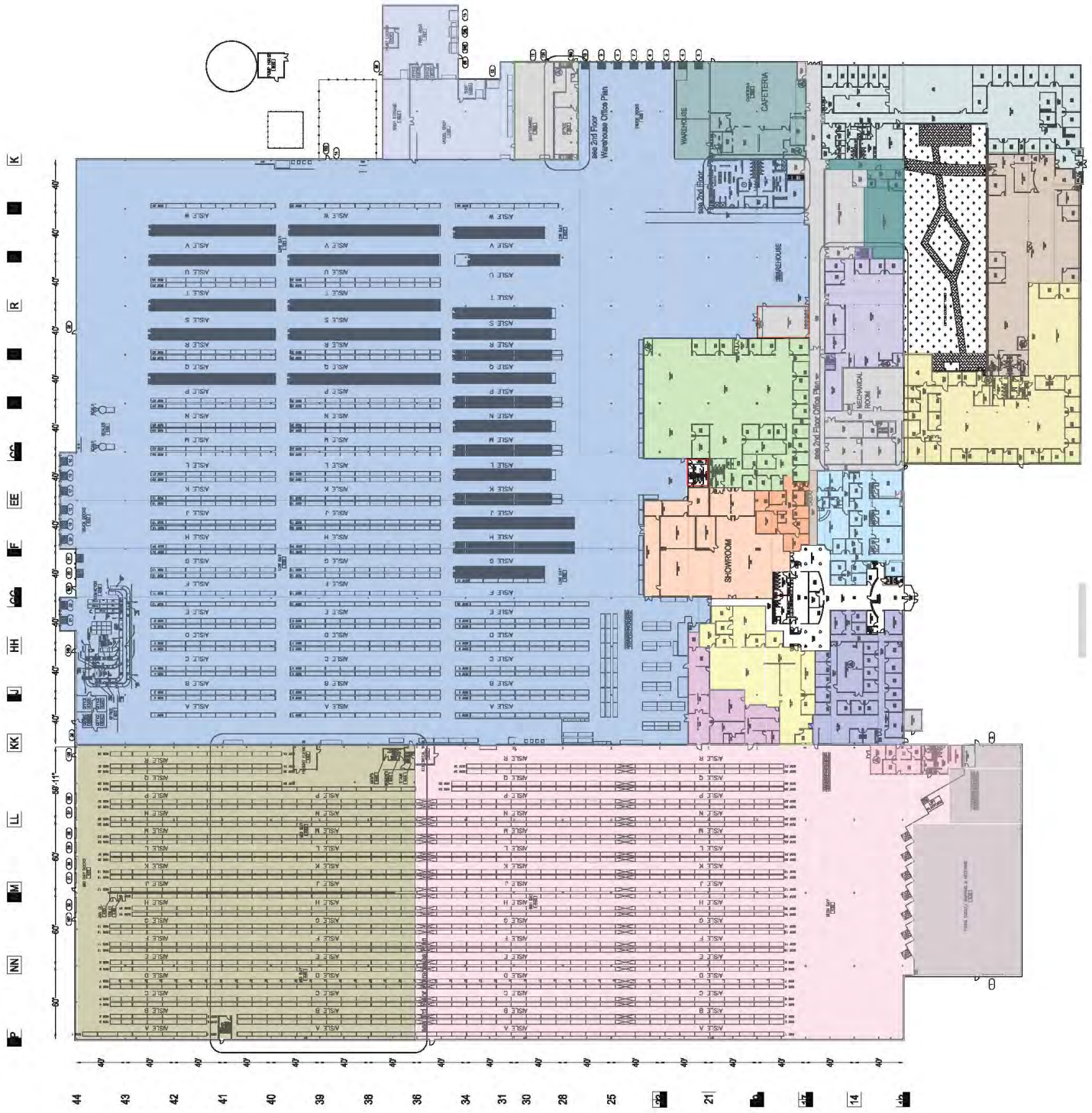
2nd Floor Warehouse
Warehouse Plan
3,228 SQ FT

3,785 SQ FT	OFFICE NW LAB SPACES
6,523 SQ FT	OFFICE SW QUAO (KICHLER INT)
7,509 SQ FT	OFFICE SW QUAO (KICHLER OPERATIONS)
270 SQ FT	OFFICE SPRINKLER RISER OUTBUILDING
6,075 SQ FT	OFFICE NE QUAO SHOWROOM & CONFERENCE ROOM
9,006 SQ FT	OFFICE NE QUAO SHOWROOM & CONFERENCE ROOM
2,434 SQ FT	OFFICE CORRIDOR BETWEEN
5,990 SQ FT	OFFICE SE QUAO (KICHLER EXECUTIVE SUITES & HR)
15,364 SQ FT	OFFICE NORTH CENTRAL (KICHLER, CSMT/OPINANCE)
4,974 SQ FT	OFFICE MAIN ROOMS, MECHANICAL, FACILITIES BLOCK
9,277 SQ FT	OFFICE 2ND FLOOR KICHLER OPERATIONS WITH STORAGE
14,661 SQ FT	OFFICE ADDITION WEST OF COURTYARD (KICHLER ENG)
10,650 SQ FT	OFFICE ADDITION EXISTING GOTTION WITH ENTRY LOBBY
2,889 SQ FT	OFFICE AVAILABLE FUTURE GOTTION NORTH OF COURTYARD
1,142 SQ FT	MAIN HALL, RESERVING OFFICE, NEW CAFETERIA
2,185 SQ FT	MAIN HALL, RESERVING OFFICE, NEW CAFETERIA
5,598 SQ FT	MAIN HALL, 2ND FLOOR FITNESS CENTER
139,479 SQ FT	MAIN HALL EXISTING CAFETERIA/KITCHEN, GOTTION ADDITION
139,479 SQ FT	TOTAL OFFICE AREA



2nd Floor Office Plan
8277 SQ FT

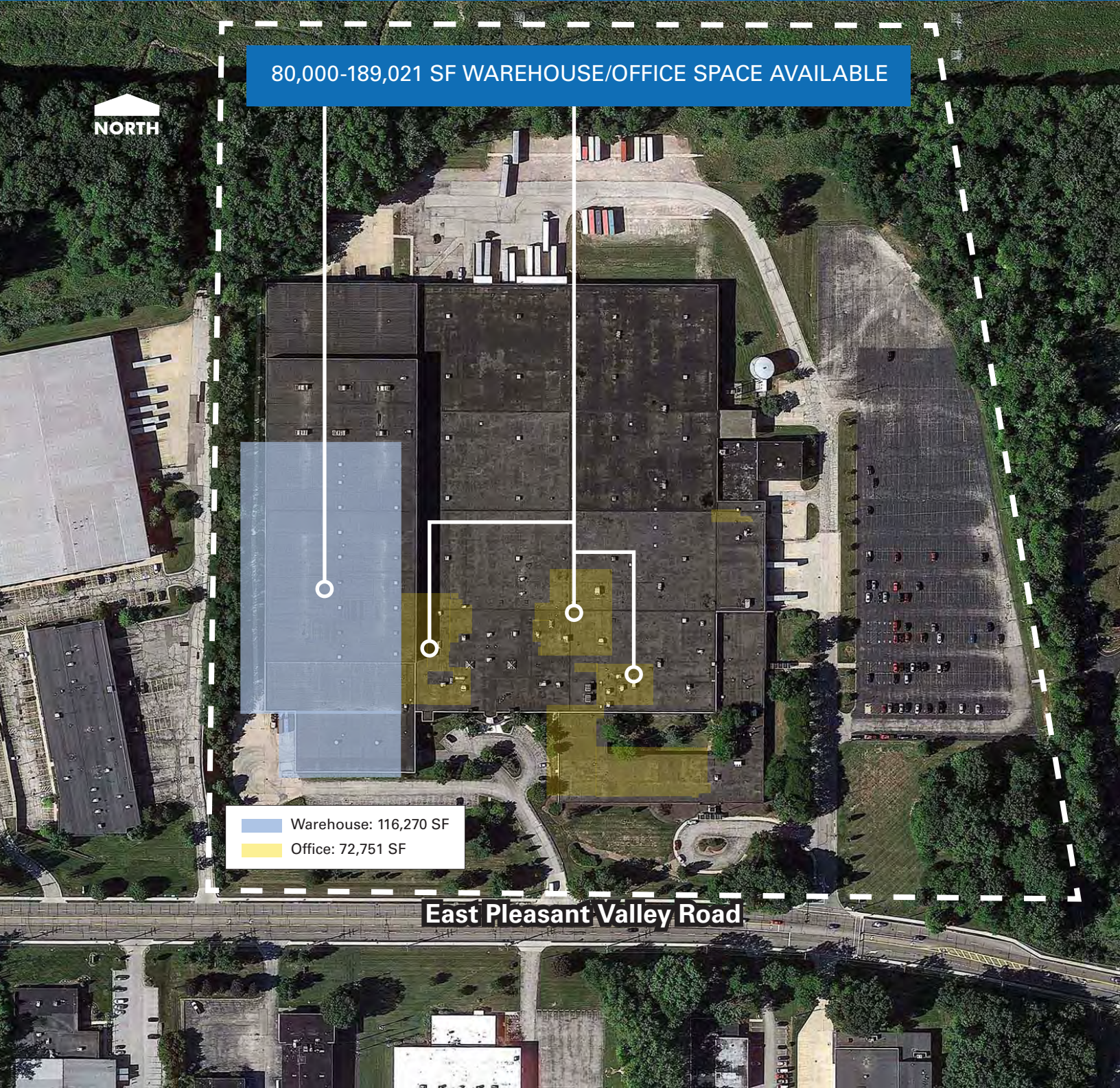
592,351 SQ FT	WAREHOUSE AREA
139,479 SQ FT	OFFICE AREA
91,630 SQ FT	TOTAL BUILDING



Use 2nd Floor Warehouse Office Plan

2nd Floor Warehouse
Office Plan
1,440 SQ FT

2nd Floor
Fitness Center Plan
2,185 SQ FT

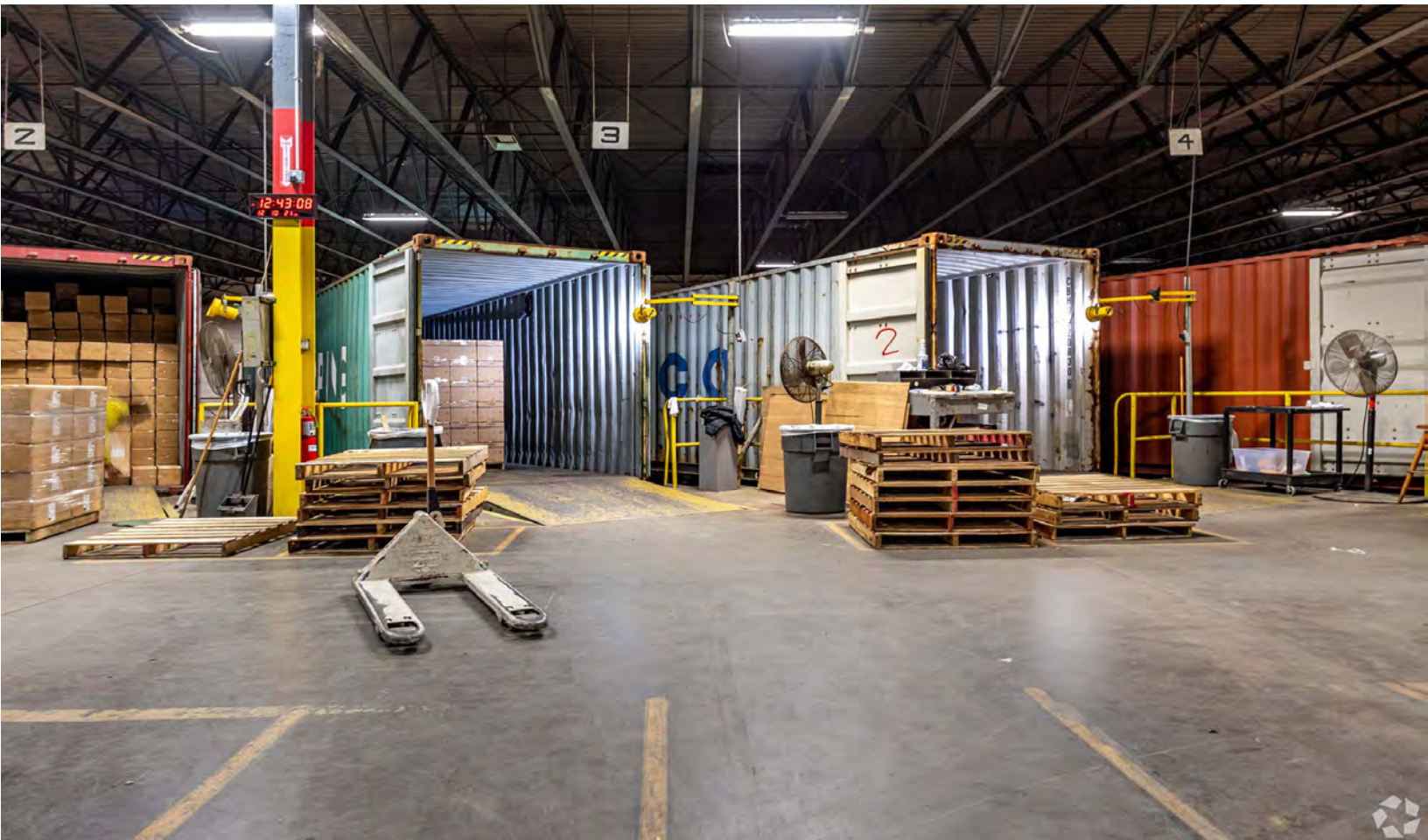


80,000-189,021 SF WAREHOUSE/OFFICE SPACE AVAILABLE

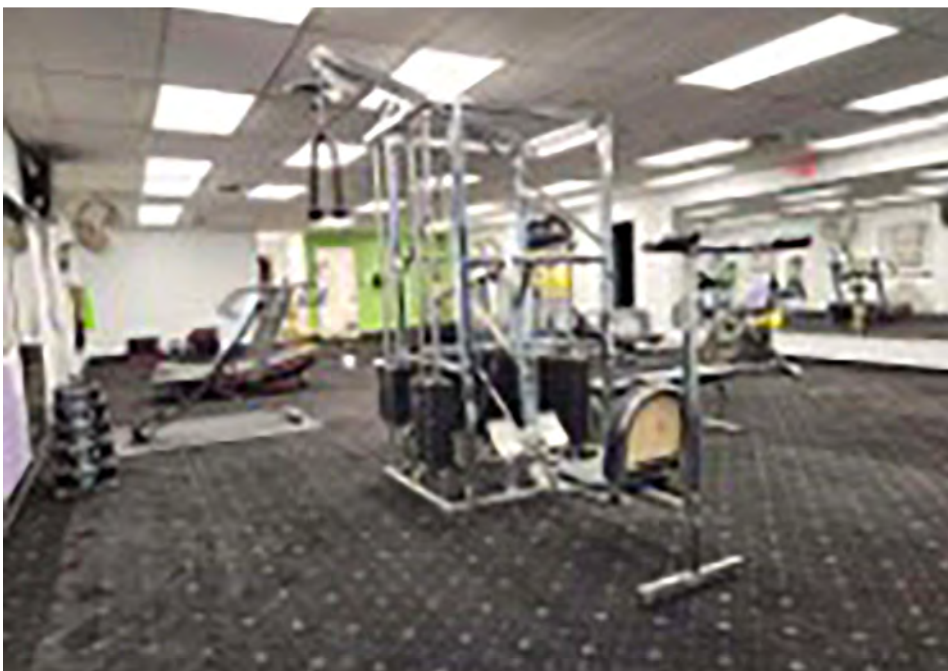
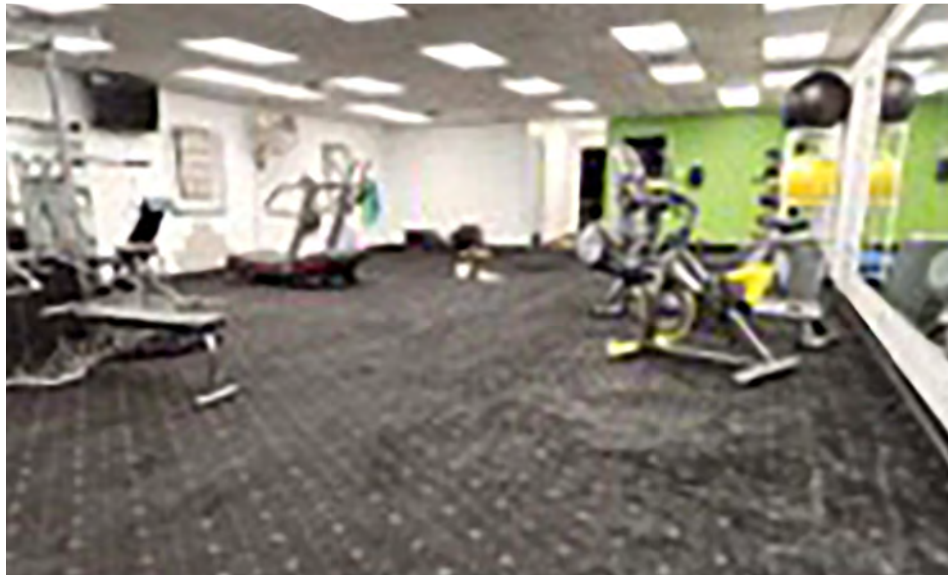
NORTH

Warehouse: 116,270 SF
Office: 72,751 SF

East Pleasant Valley Road











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Exterior Entrance and Dock Photos





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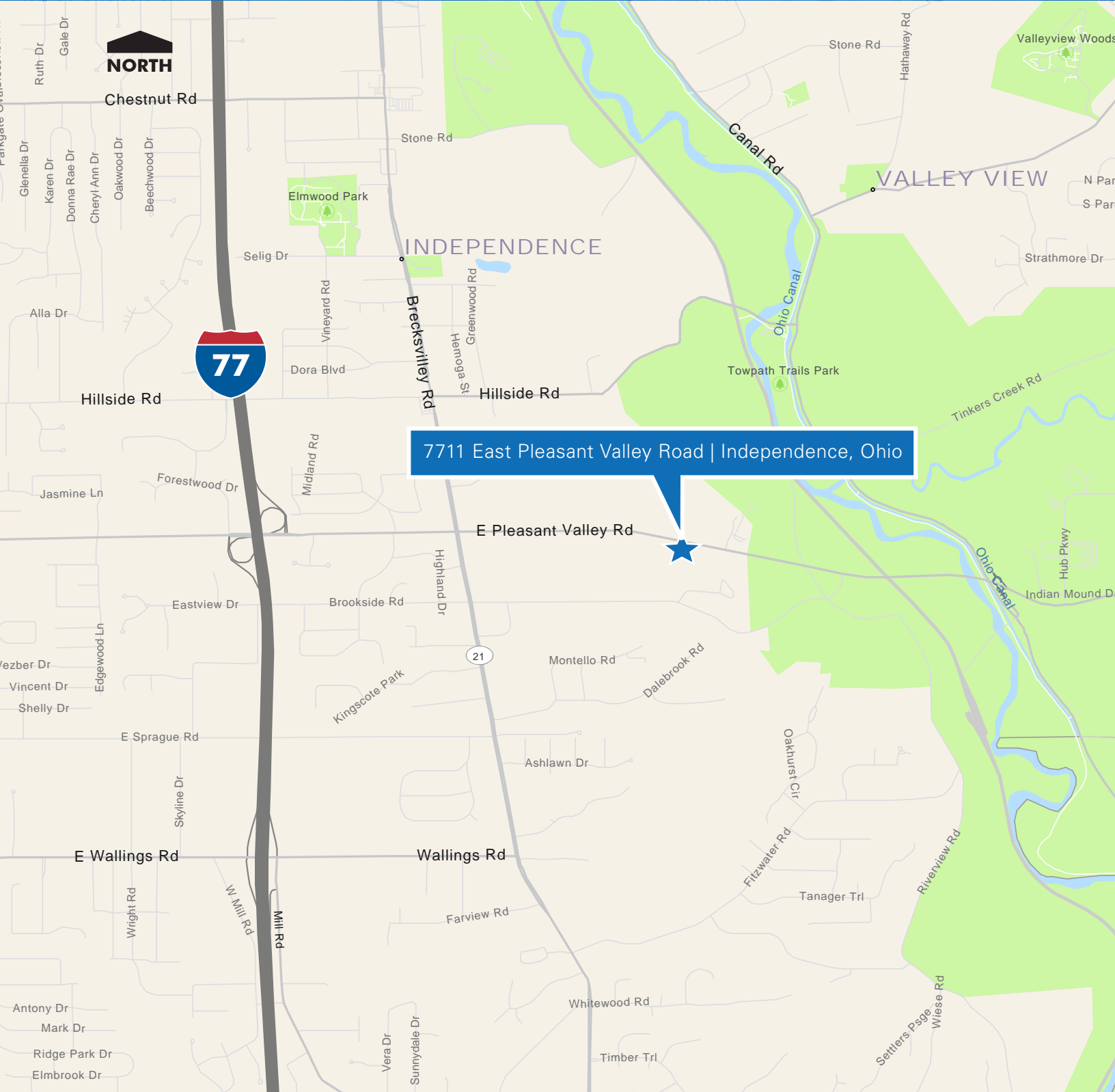
Hillside Road

Brecksville Road

MMG / MERRYMEETING GROUP

East Pleasant Valley Road

Brookside Road



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