



## 8388 Dow Circle

Strongsville, Ohio 44136

### Property Features

- Building Size: 12,490 SF
- 100% AC - Climate/Humidity Controlled
- Warehouse: 9,650 SF
- Office: 2,840 SF
- Land Area: 2.21 Acres - Expansion Capabilities
- Year Built: 1996 for Iron Mountain Data Storage
- Clear Height: 12' 9" - 17' 6"
- Drive-In Doors: Three (12' x 12' 6")
- Enclosed Concrete Truck Court
- 10 Minutes from Cleveland International Airport
- Attractive Neighborhood Close to Retail



For more information:

**Jeffrey Calig, CCIM**

216 455 0910 • [jcalig@naipvc.com](mailto:jcalig@naipvc.com)

**David Hexter, SIOR**

216 455 0890 • [dhexter@naipvc.com](mailto:dhexter@naipvc.com)



**NAI Pleasant Valley**

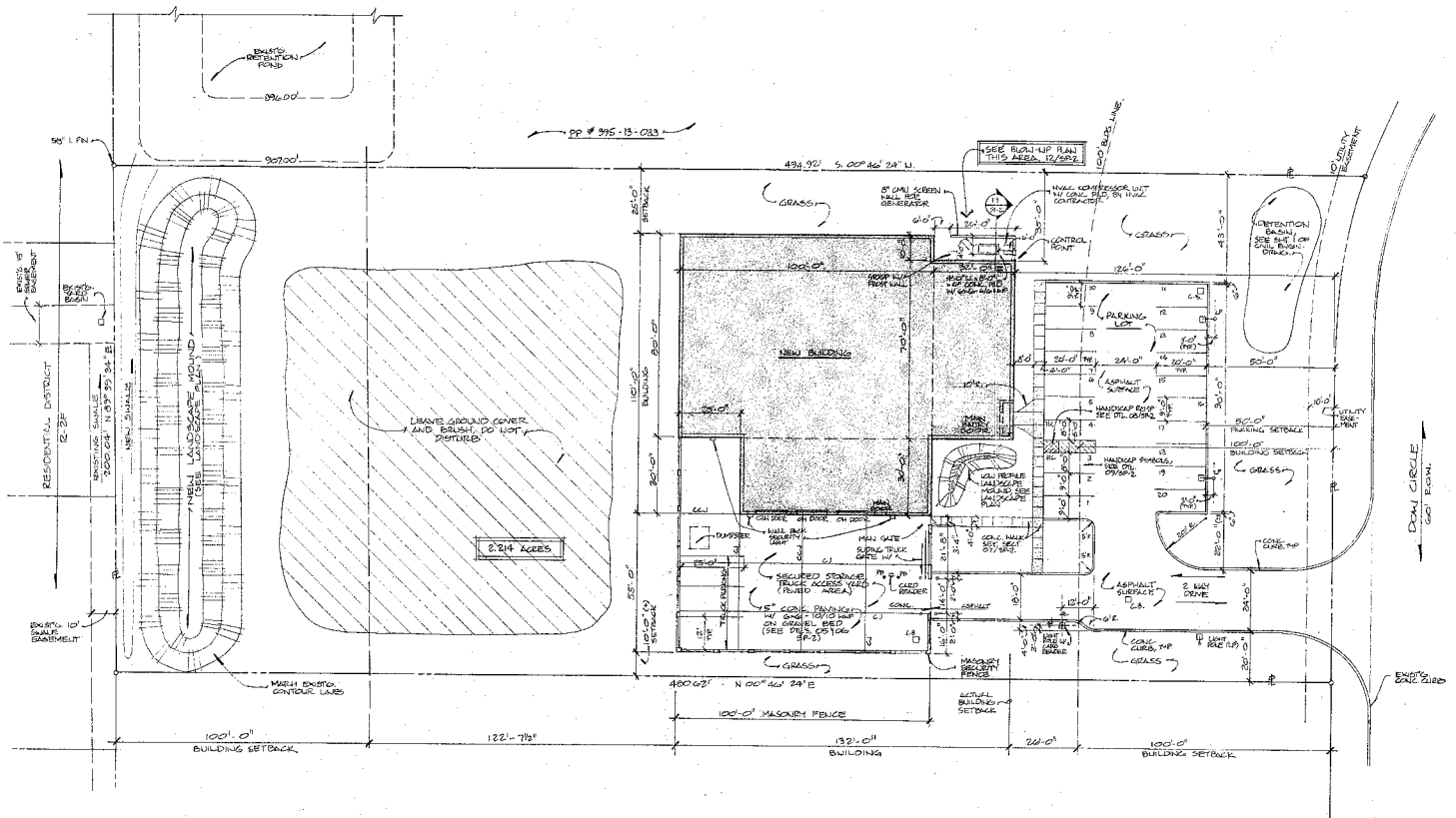
**Jeffrey Calig, CCIM**  
216 455 0910 • [jcalig@naipvc.com](mailto:jcalig@naipvc.com)

**David Hexter, SIOR**  
216 455 0890 • [dhexter@naipvc.com](mailto:dhexter@naipvc.com)

**8388 Dow Circle**  
Strongsville, Ohio 44136

6060 Rockside Woods Blvd.. | Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
[naipvc.com](http://naipvc.com)

# For Sale Site Plan



01 PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"

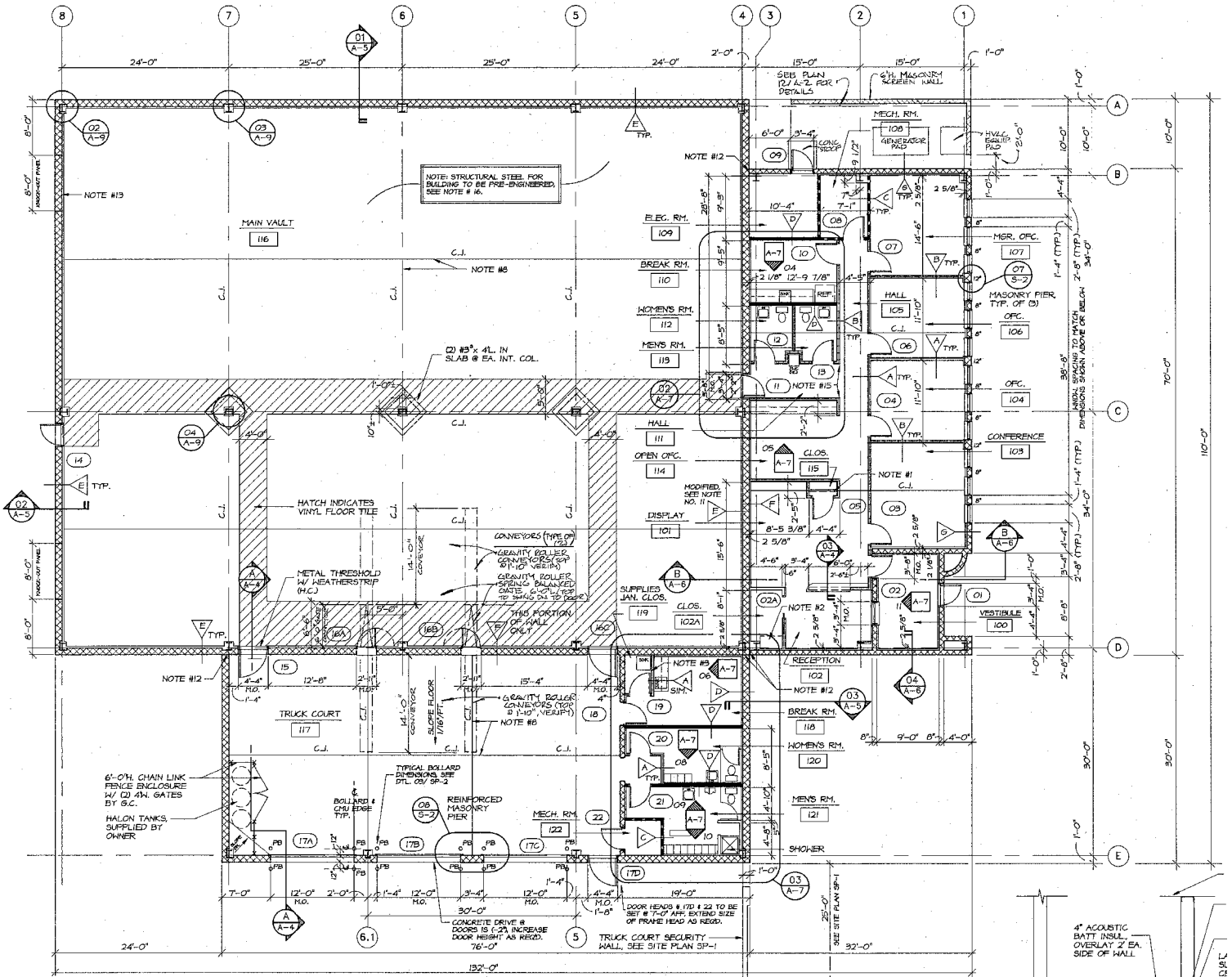
**NAI Pleasant Valley**

**Jeffrey Calig, CCIM**  
216 455 0910 • jcalig@naipvc.com

**David Hexter, SIOR**  
216 455 0890 • dhexter@naipvc.com

8388 Dow Circle  
Strongsville, Ohio 44136

6060 Rockside Woods Blvd.. | Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com



**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**NAIPleasant Valley**

**Jeffrey Calig, CCIM**  
216 455 0910 • jcalig@naipvc.com

**David Hexter, SIOR**  
216 455 0890 • dhexter@naipvc.com

8388 Dow Circle  
Strongville, Ohio 44136

6060 Rockside Woods Blvd. | Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
naipvc.com

For Sale  
Aerial



**NAIPleasant Valley**

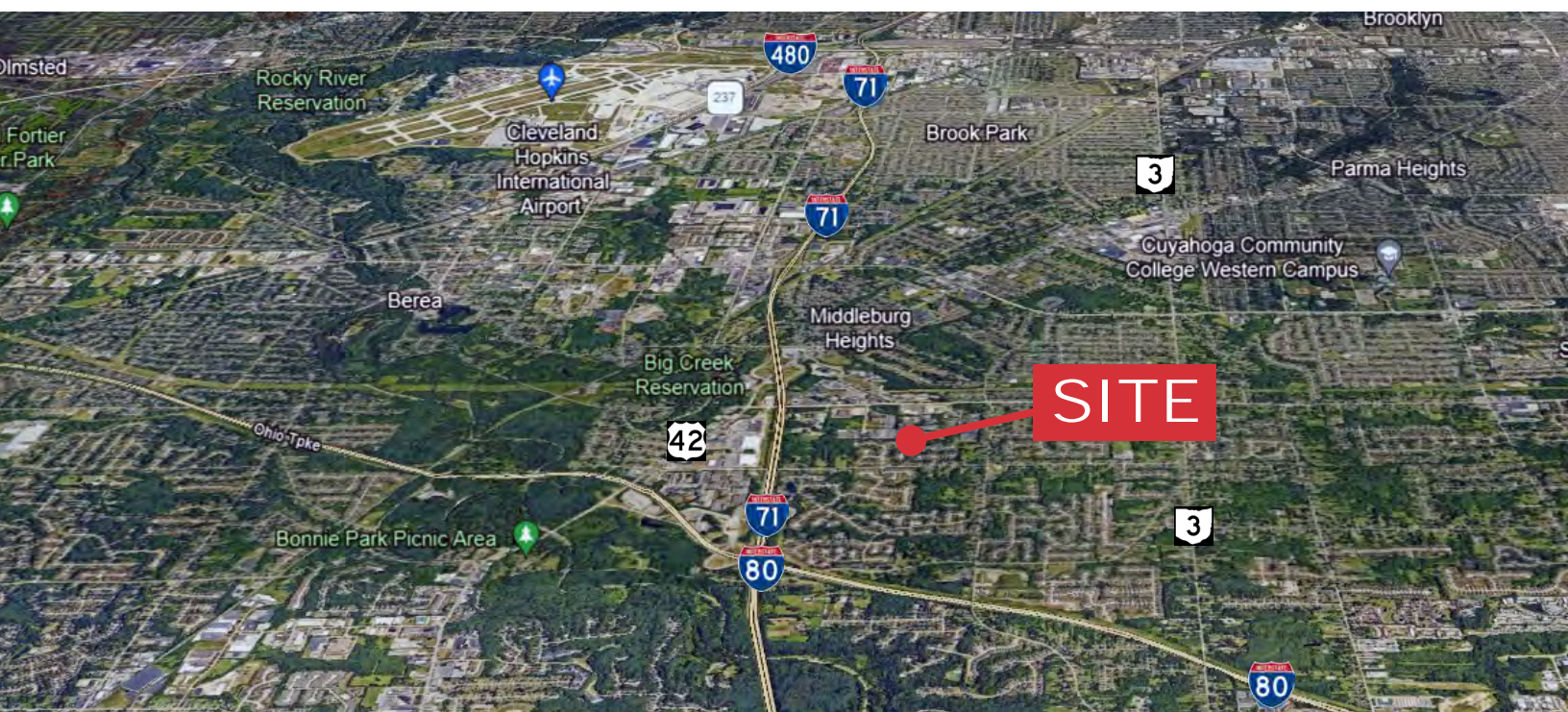
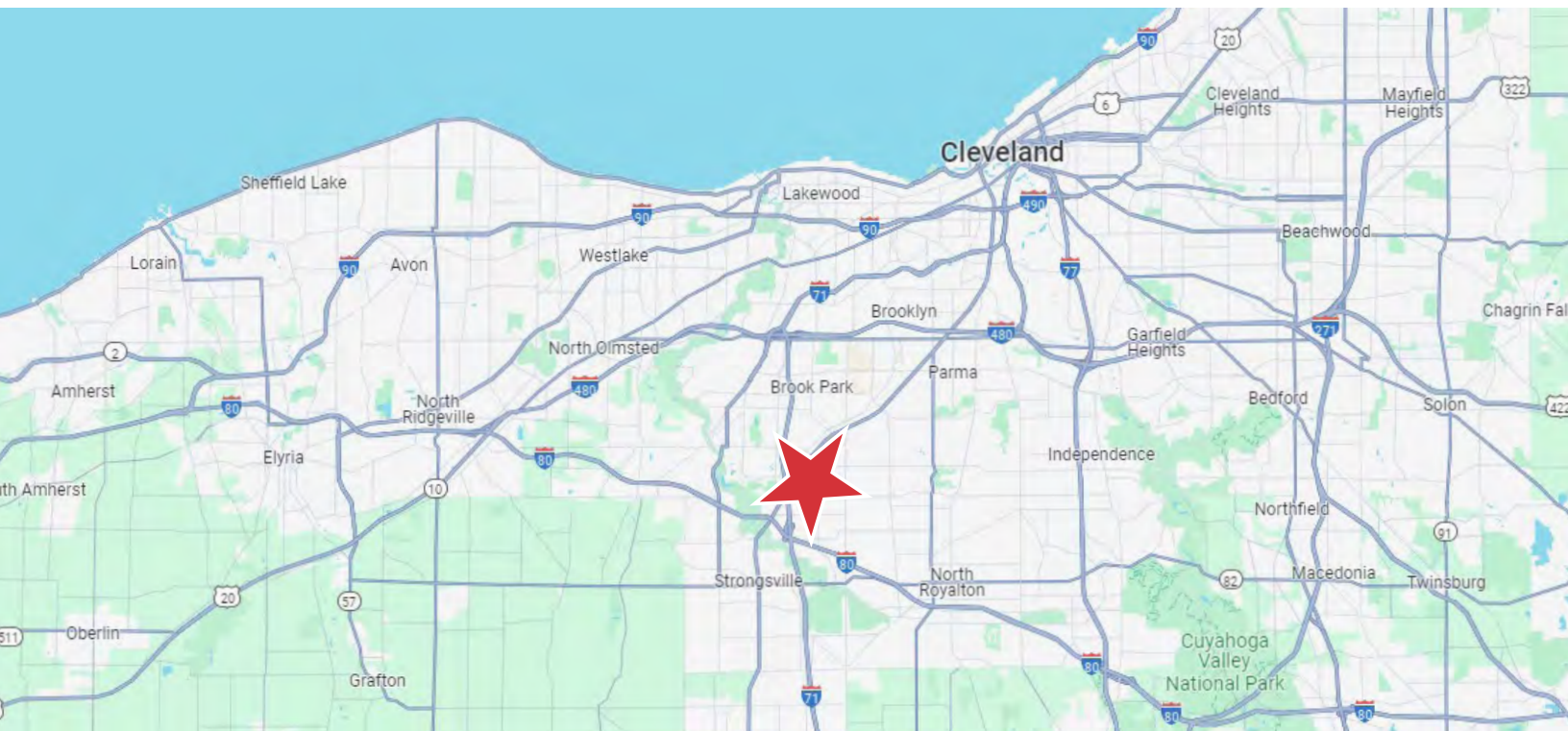
**Jeffrey Calig, CCIM**  
216 455 0910 • [jcalig@naipvc.com](mailto:jcalig@naipvc.com)

**David Hexter, SIOR**  
216 455 0890 • [dhexter@naipvc.com](mailto:dhexter@naipvc.com)

**8388 Dow Circle**  
Strongsville, Ohio 44136

6060 Rockside Woods Blvd.. | Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
[naipvc.com](http://naipvc.com)

# For Sale Property Location



**NAI Pleasant Valley**

**Jeffrey Calig, CCIM**  
216 455 0910 • [jcalig@naipvc.com](mailto:jcalig@naipvc.com)

**David Hexter, SIOR**  
216 455 0890 • [dhexter@naipvc.com](mailto:dhexter@naipvc.com)

**8388 Dow Circle**  
Strongsville, Ohio 44136

6060 Rockside Woods Blvd.. | Suite 402  
Independence, Ohio 44131  
+1 216 831 3310  
[naipvc.com](http://naipvc.com)

## BUILDING INFORMATION SHEET

<b>LOCATION:</b>	8388 Dow Circle, Strongsville, OH 44136
<b>SPACE AVAILABLE:</b>	12,490 SF
<b>WAREHOUSE AREA:</b>	9,650 SF
<b>OFFICE AREA:</b>	2,840 SF
<b>CONSTRUCTION:</b>	Split Face Block
<b>YEAR BUILT:</b>	1996 for Iron Mountain Data Storage
<b>LAND AREA:</b>	2.21 Acres – Expansion Capabilities
<b>ZONING:</b>	RD, Research Development
<b>CEILING HEIGHT:</b>	12'9" – 17'6"
<b>DRIVE-IN DOORS:</b>	Three (3) (12' x 12'6")
<b>FLOORS:</b>	5" Concrete
<b>SPRINKLERED:</b>	Halon System
<b>HEAT:</b>	Liebert Environment Control System (3 Units)
<b>LIGHTING:</b>	Fluorescent
<b>ELECTRIC POWER:</b>	208/120 Volt, 600 Amp, 3-Phase
<b>PURCHASE PRICE:</b>	\$1,100,000
<b>EXPANSION CAPABILITIES:</b>	Yes
<b>SECURITY SYSTEM:</b>	Yes
<b>ROOF:</b>	Metal
<b>COMMENTS:</b>	Well-maintained former data storage facility. 100% AC climate/humidity controlled. Enclosed concrete truck court. 10 minutes from Cleveland International Airport. Attractive neighborhood close to retail.
<b>CONTACT:</b>	Jeffrey A. Calig, CCIM / 216-455-0910 / jcalig@naipvc.com David R. Hexter, SIOR / 216-455-0890 / dexter@naipvc.com



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.