SVN
SUMMIT COMMERCIAL
REAL ESTATE ADVISORS

RARE 5,000 SF INDUSTRIAL SPACE WITH DOCK ACCESS, HEAVY POWER, AND HIGH CEILINGS

LEASE

Barile Industrial Complex

12855 YORK DELTA DRIVE

North Royalton, OH 44133

PRESENTED BY:

TYLER ROBIN
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PROPERTY SUMMARY

5,000 Sq. Ft. For Lease

OFFERING SUMMARY

LEASE RATE:	$9.75 SF/yr (MG)
MODIFIED GROSS LEASE:	Lease Rate + Utilities & Trash
AVAILABLE SF:	5,000 SF
LOT SIZE:	2 Acres
ZONING:	G-1 General Industrial
APN:	483-14-042

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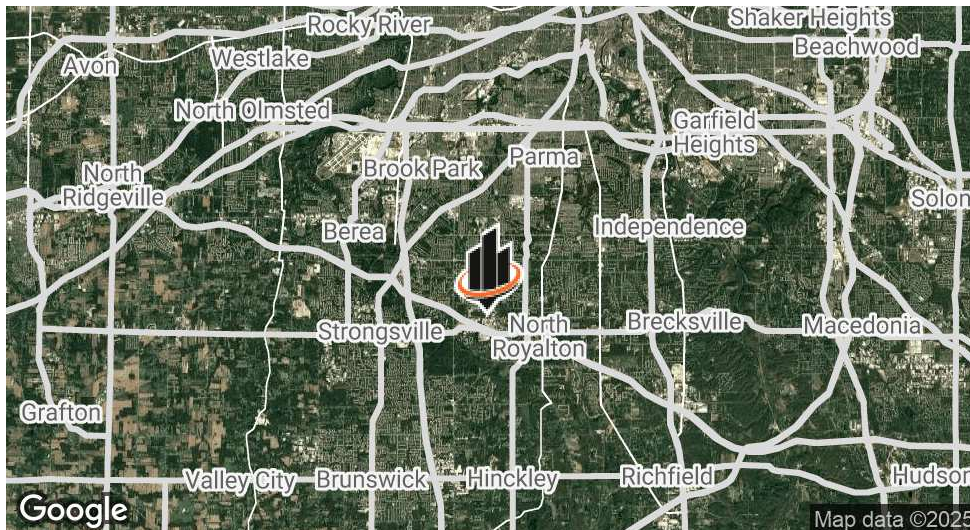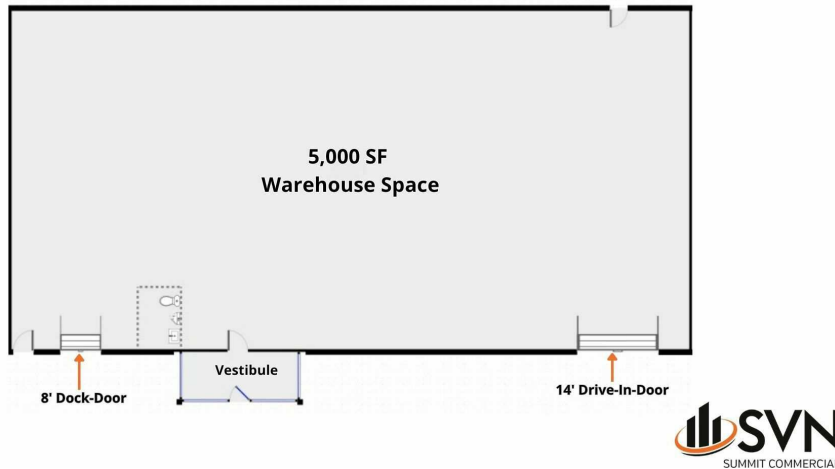C: 330.591.7974
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PROPERTY DESCRIPTION

SVN Summit Commercial Real Estate Advisors is proud to offer a clean, functional industrial space for lease, ideally suited for contractors, distributors, and service-based users. Located at 12855 York-Delta Drive in North Royalton, this single-tenant facility offers a practical layout in a well-maintained setting, with features that support efficient daily operations.

The space provides high ceilings, both dock and drive-in access, and heavy-duty power, making it a strong fit for users with warehousing, light manufacturing, or logistics needs. A private restroom is included, and the lease structure is modified gross, with tenants responsible only for utilities and trash removal, keeping overhead simple and predictable.

Situated in the established North Royalton Industrial Park, the property offers convenient access to the Medina, Strongsville, Richfield, and southern Cuyahoga County markets, with drive times of approximately 10 to 15 minutes to I-71, I-77, and I-480.

With straightforward functionality and attentive local ownership, this property delivers everything a growing industrial user needs, without the unnecessary extras.

PROPERTY HIGHLIGHTS

5,000 SF
Warehouse Space

Vestibule

8' Dock-Door

14' Drive-In-Door

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Map data ©2025

- One 14' drive-in door.

- One 8' dock-high door.

- High ceilings (18.5' clear).

- 3-phase, 225-amp, 480-volt electrical service.

- Radiant heat in warehouse.

- Compressed air lines along warehouse walls.

- Modified gross lease – tenant pays own utilities and trash removal.

- Convenient access to I-71 (10 min), I-77 (15 min), and I-480 via I-71 (15 min).

- Private restroom.

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ADDITIONAL PHOTOS
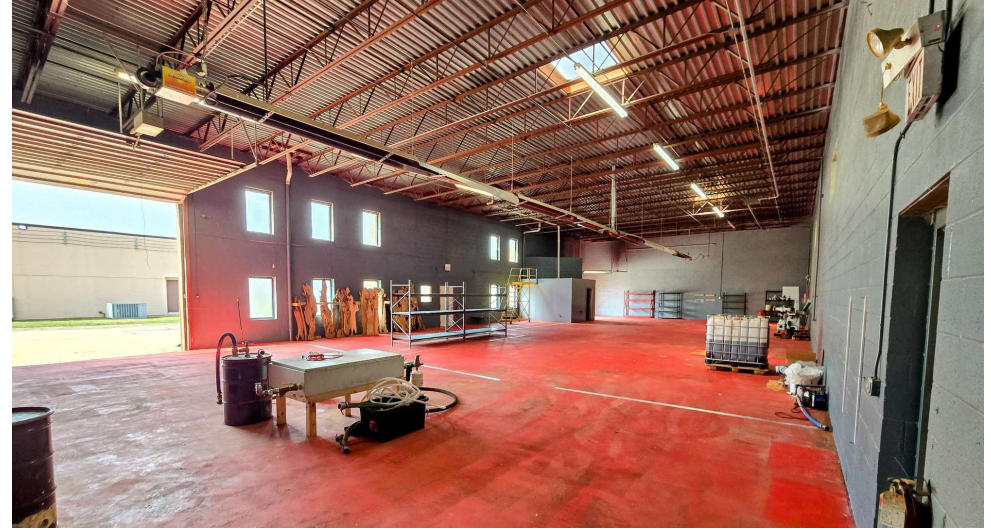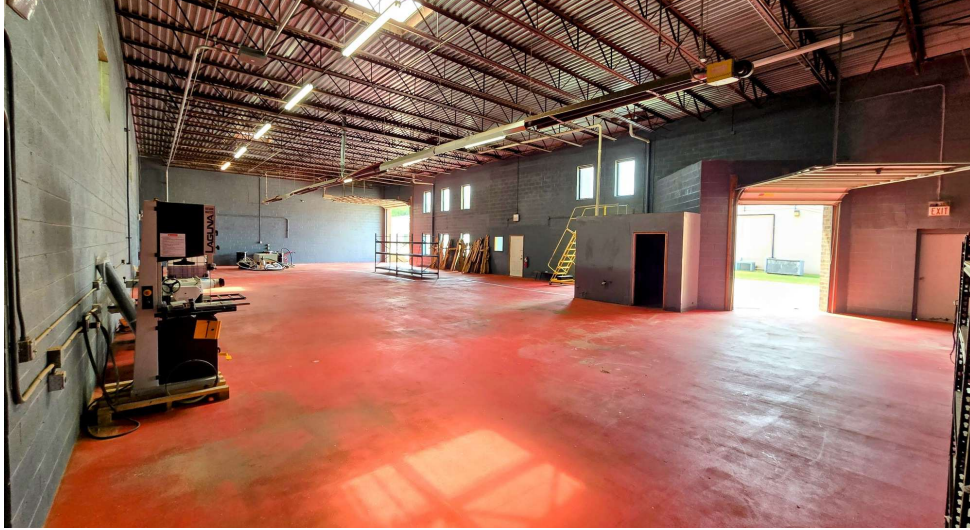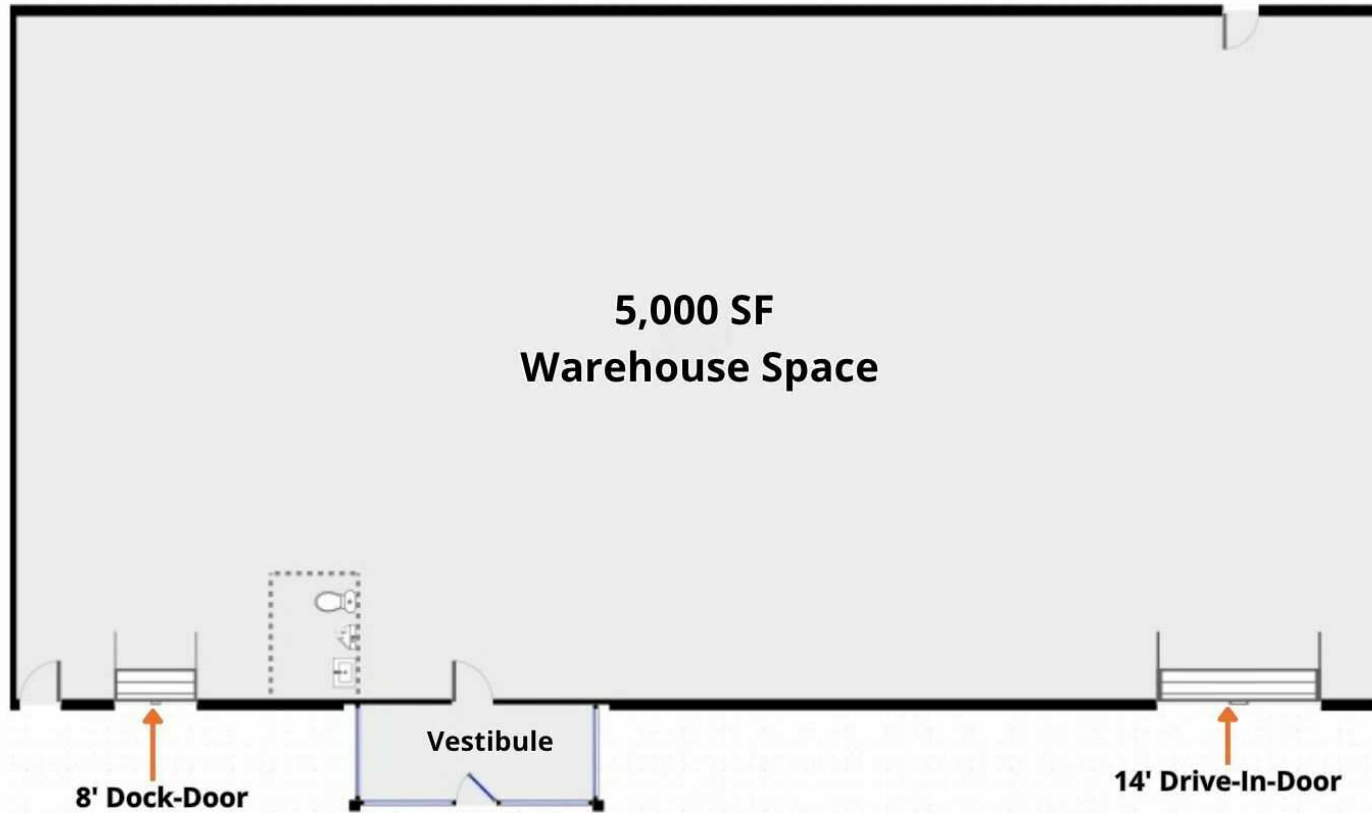

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5,000 SF
Warehouse Space

Vestibule

8' Dock-Door

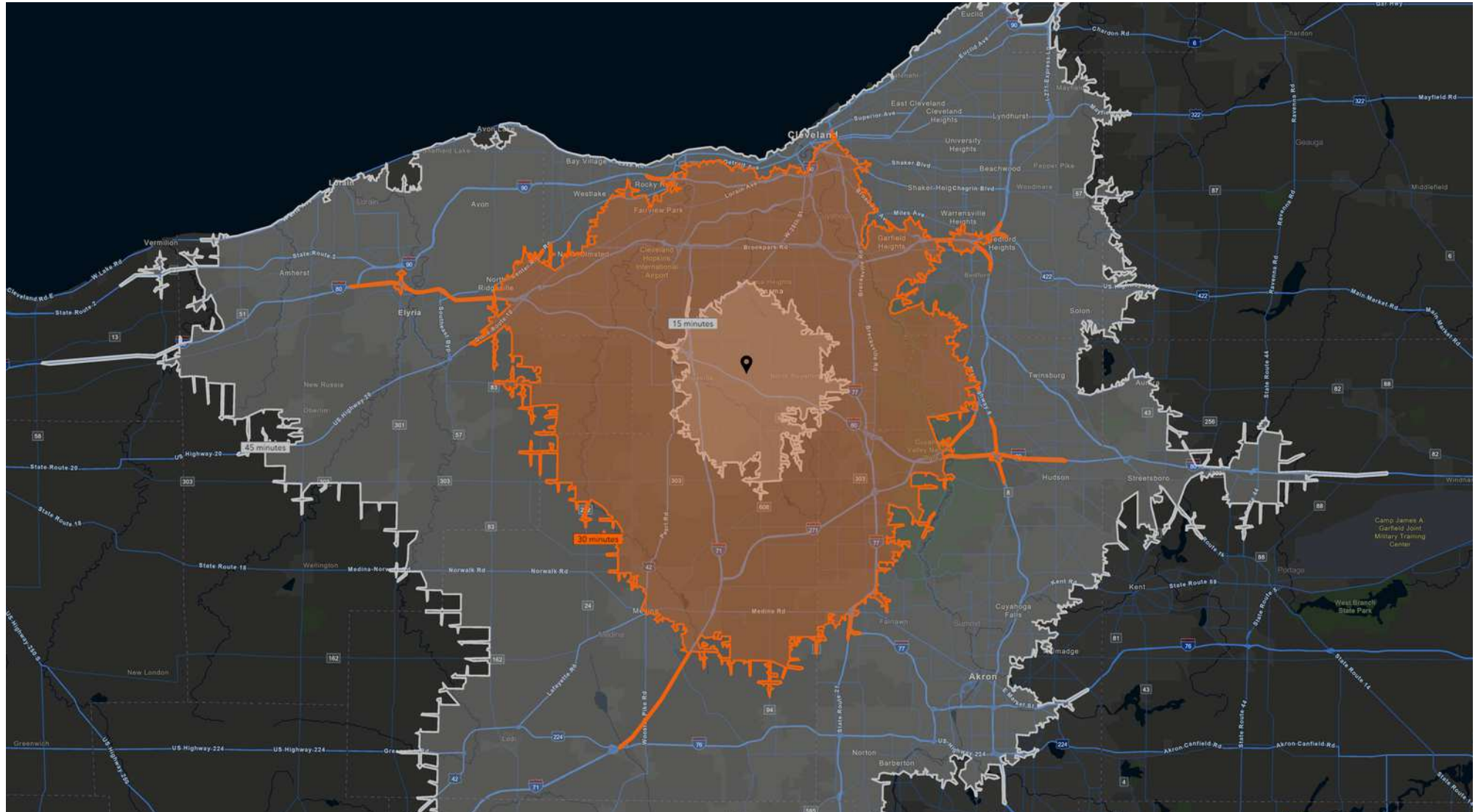**14' Drive-In-Door**

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DRIVE TIME MAP-15, 30, & 45 MINUTES

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