

SWEET VALLEY DRIVE FLEX PORTFOLIO

10055, 10111, 10221 Sweet Valley Dr., 6111 Carey Dr., Valley View, OH 44125, Valley View, OH



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This versatile flex/warehouse park offers a modern, functional layout designed to support a wide range of business operations. The space features warehouse areas ideal for storage, distribution, or light manufacturing, complemented by flexible office and showroom areas. High ceilings, drive-in access, and ample loading capabilities enhance operational efficiency perfect for businesses seeking a combination of warehouse functionality and professional office space in a single location.

OFFERING SUMMARY

Lease Rate:	\$7.25 SF/yr (NNN)
Available SF:	4,800 - 7,125 SF
Building Size:	155,849 SF

PROPERTY HIGHLIGHTS

- Convenient unit sizes
- Flexible floor plans
- Modern buildouts
- Functional quality loading
- 18' Clear heights
- Terrific hands-on ownership and management
- Strategic central suburban location
- Ample parking
- Multiple options for highway accessibility

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LOCAL MAP



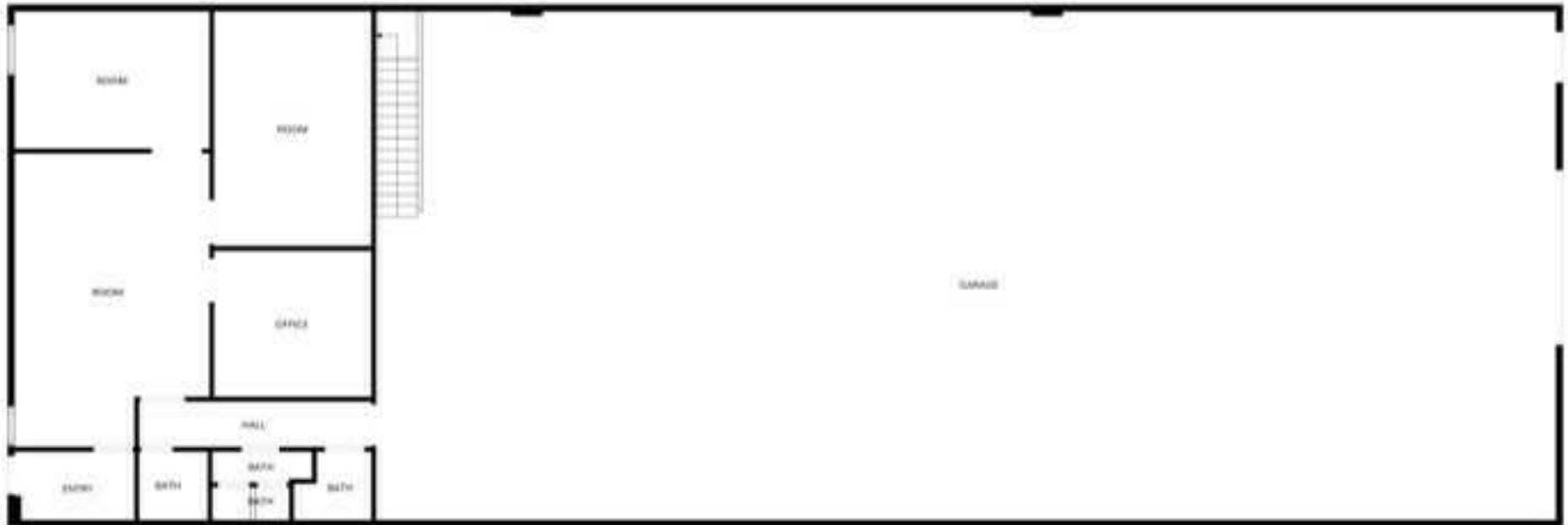
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FLOOR PLANS

4,800 SF Total, 1,200 SF Office, 3,600 SF Warehouse, 1 - 12' x 14' GLD (Not to Scale)



6111 Carey Dr., Suite 6

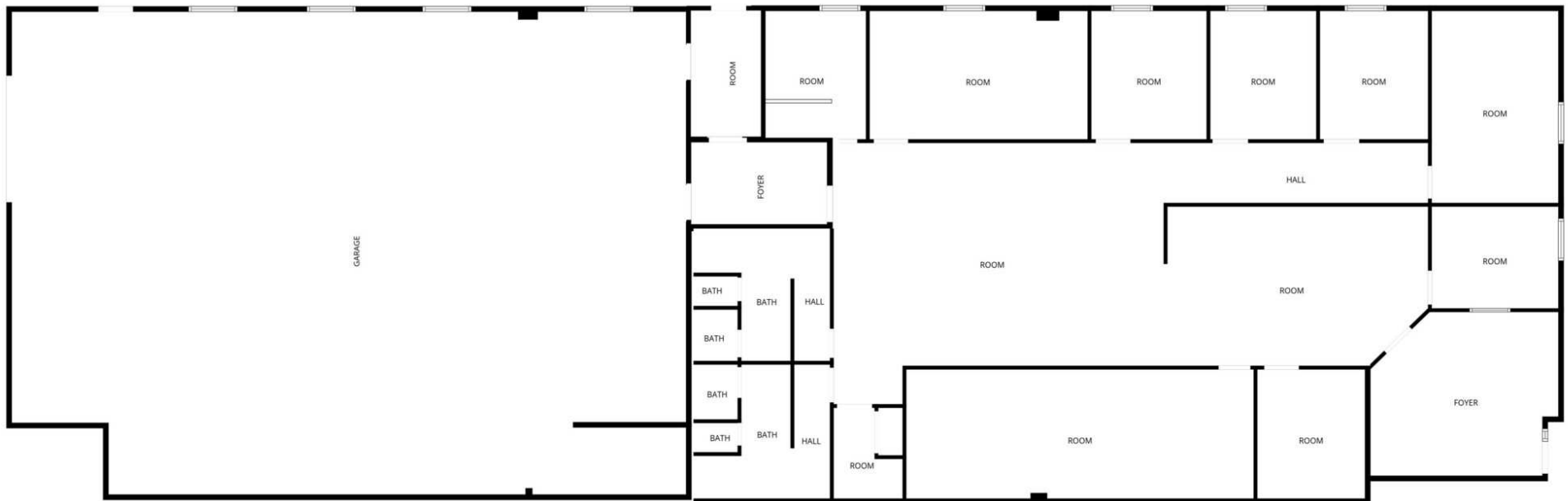
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FLOOR PLANS

7,125 SF Total, 3,100 SF Office, 4,025 SF Warehouse, 1 - 12' x 12' GLD (Not to Scale)



10221 Sweet Valley Dr., Suite 1

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ADDITIONAL PHOTOS



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