

AVAILABLE FOR LEASE 23945 MERCANTILE ROAD

Beachwood, OH 44122



OFFERING SUMMARY

Lease Rate:	\$7.00/SF NN
Available SF:	7,350 SF
Office SF:	1,575 SF
Loading	1 Dock

PROPERTY OVERVIEW

23945 Mercantile Road is a masonry, multi-occupant, office and warehouse building. The property is professionally managed and offers ample parking. Located on Mercantile Road, off Chagrin Boulevard, with excellent highway access.

SPACE HIGHLIGHTS

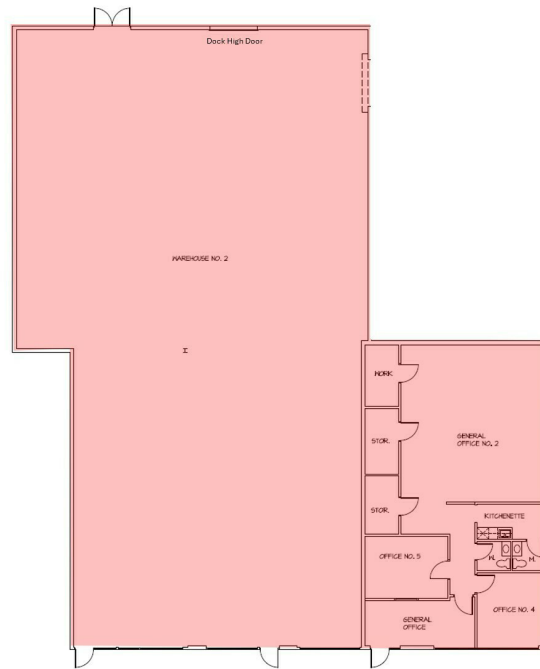
- 7,350 SF Total
- 16 FT Clear
- 1 Loading Dock
- 1,575 SF of Office
- Not Sprinklered
- Ample Parking

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	7,350 SF	Lease Rate:	\$7.00/SF

AVAILABLE SPACES

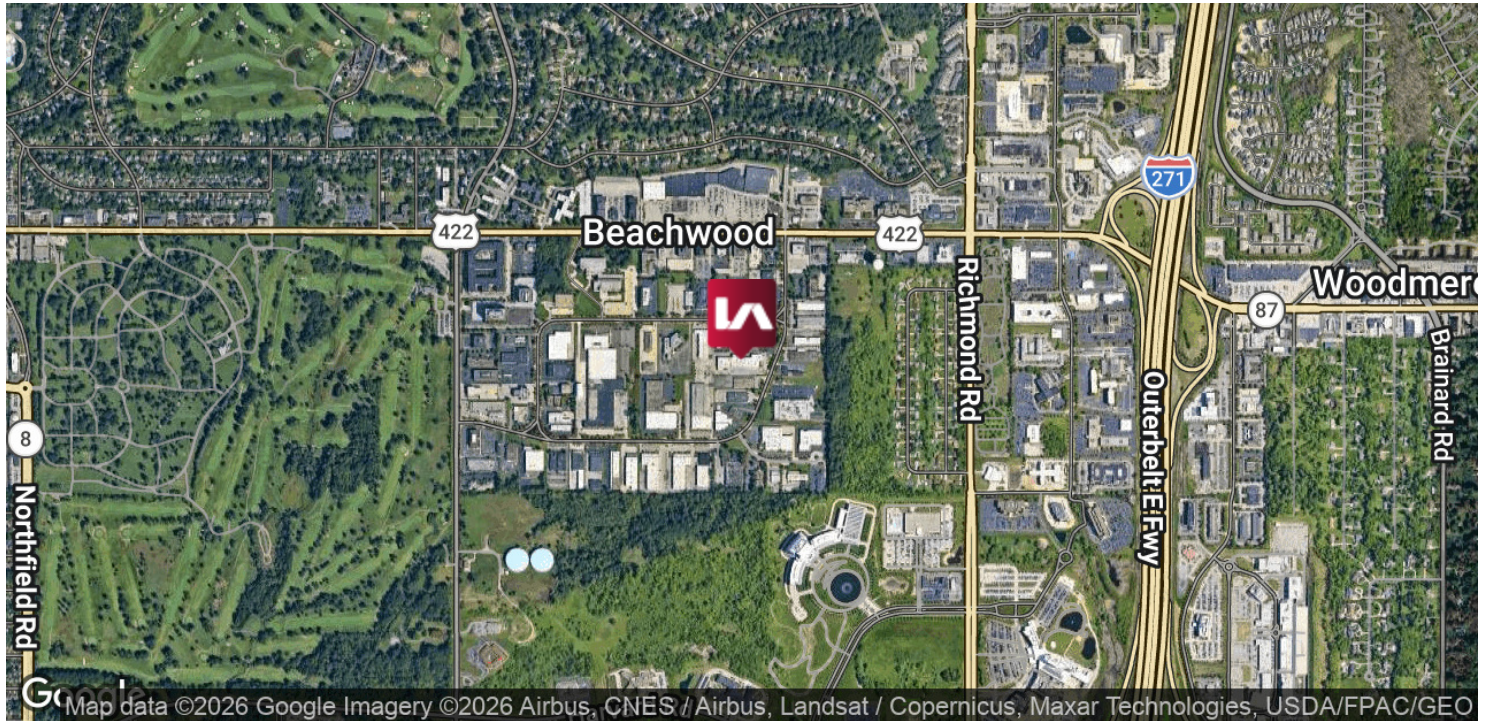
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite J	7,350 SF	NN	\$7.00 SF/yr

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