

FOR SALE OR LEASE

16514 Broadway Avenue

Maple Heights, Ohio 44137



**FREESTANDING 6,200 SF INDUSTRIAL WAREHOUSE SPACE**



# PROPERTY FEATURES



**6,200 SF**

BUILDING SIZE

**5,800 SF**

WHSE SIZE

**400 SF**

OFFICE SIZE

**1.58 AC**

SITE SIZE

**\$675,000**

SALE PRICE

**\$9.00/SF MG**

LEASE RATE

## COMMENTS

- 6,200 SF freestanding block construction warehouse with large overhead doors and significant outdoor storage
- Pitched metal roof going from 12'9" to 19'6" clear
- Perfect opportunity for local contractor or automotive user to obtain a freestanding location
- Completely fenced in location
- Minutes from I-480
- 1+ acre of outdoor storage area
- Multiple floor drains in warehouse

## PROPERTY SPECIFICATIONS

CONSTRUCTED:	1974
CONSTRUCTION:	Brick, Block w/Metal Canopy
ROOF:	Pitched
LIGHTING:	Fluorescent
HEAT:	Gas/Forced Air
CLEAR HEIGHT:	12'9" - 19'6"
COLUMN SPACING:	Clear Span
DRIVE-IN DOORS:	One (1) - 12'x15' One (1) - 12'x14' equipped with electrical motors
PARKING:	Ample



# INTERIOR PHOTOS



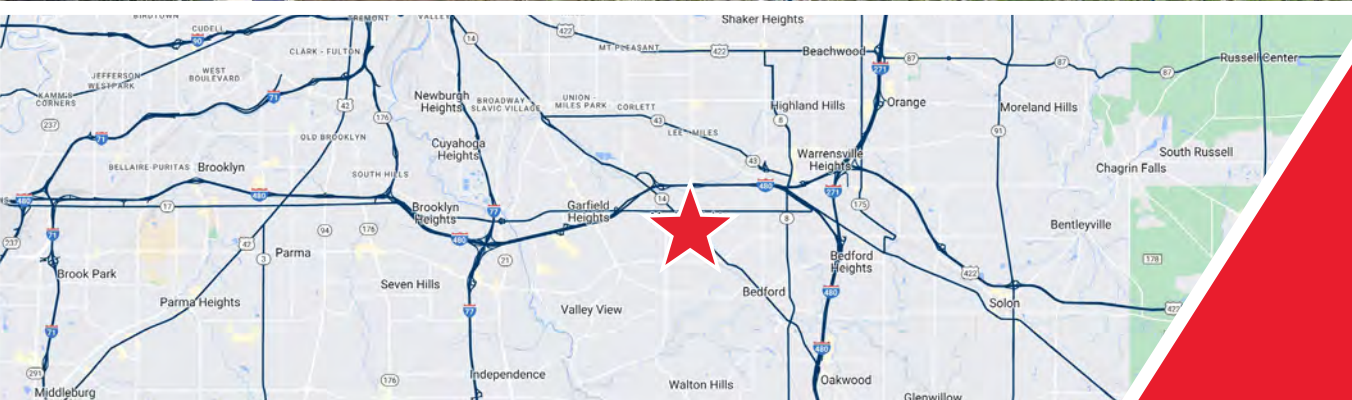
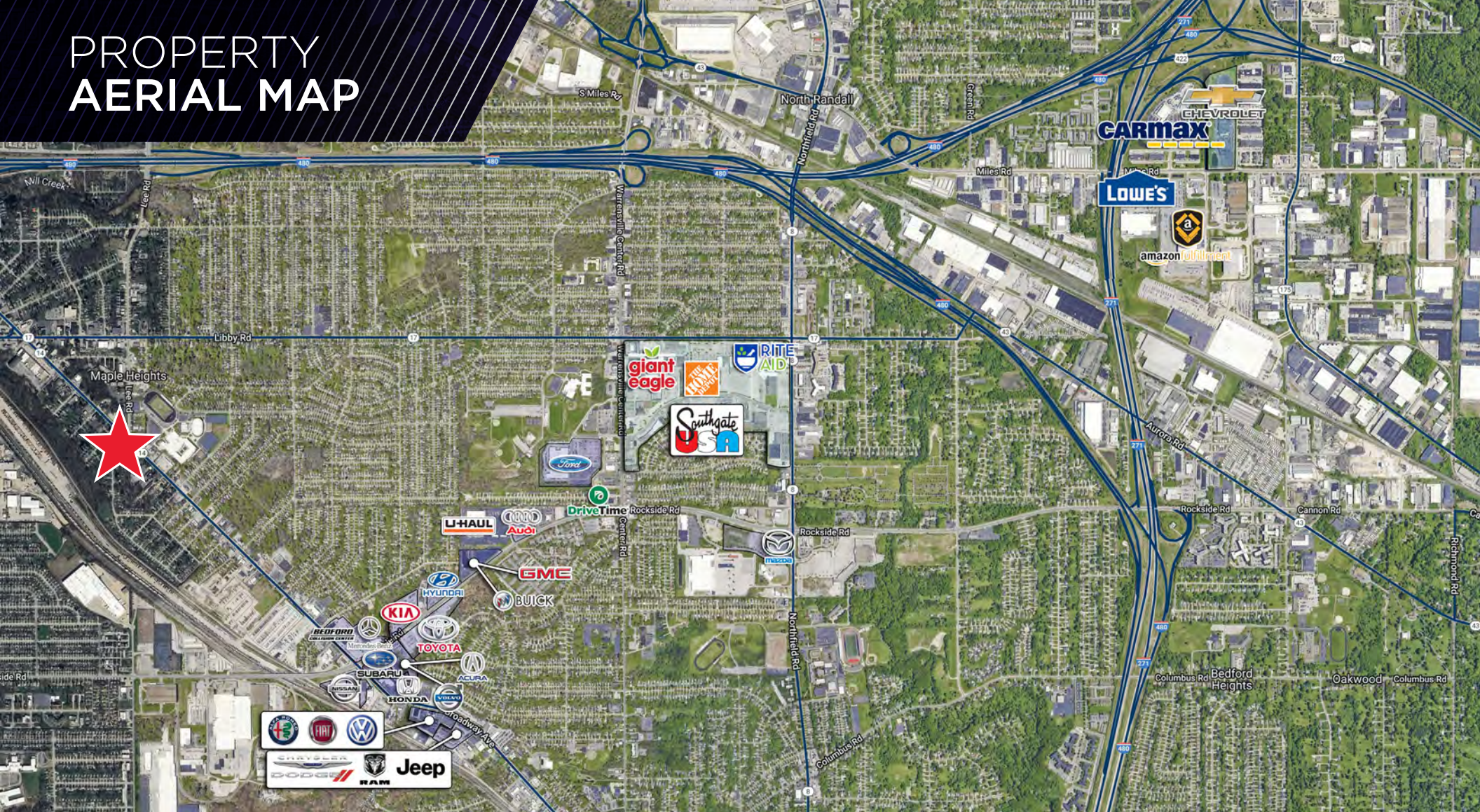


# PARCEL MAP



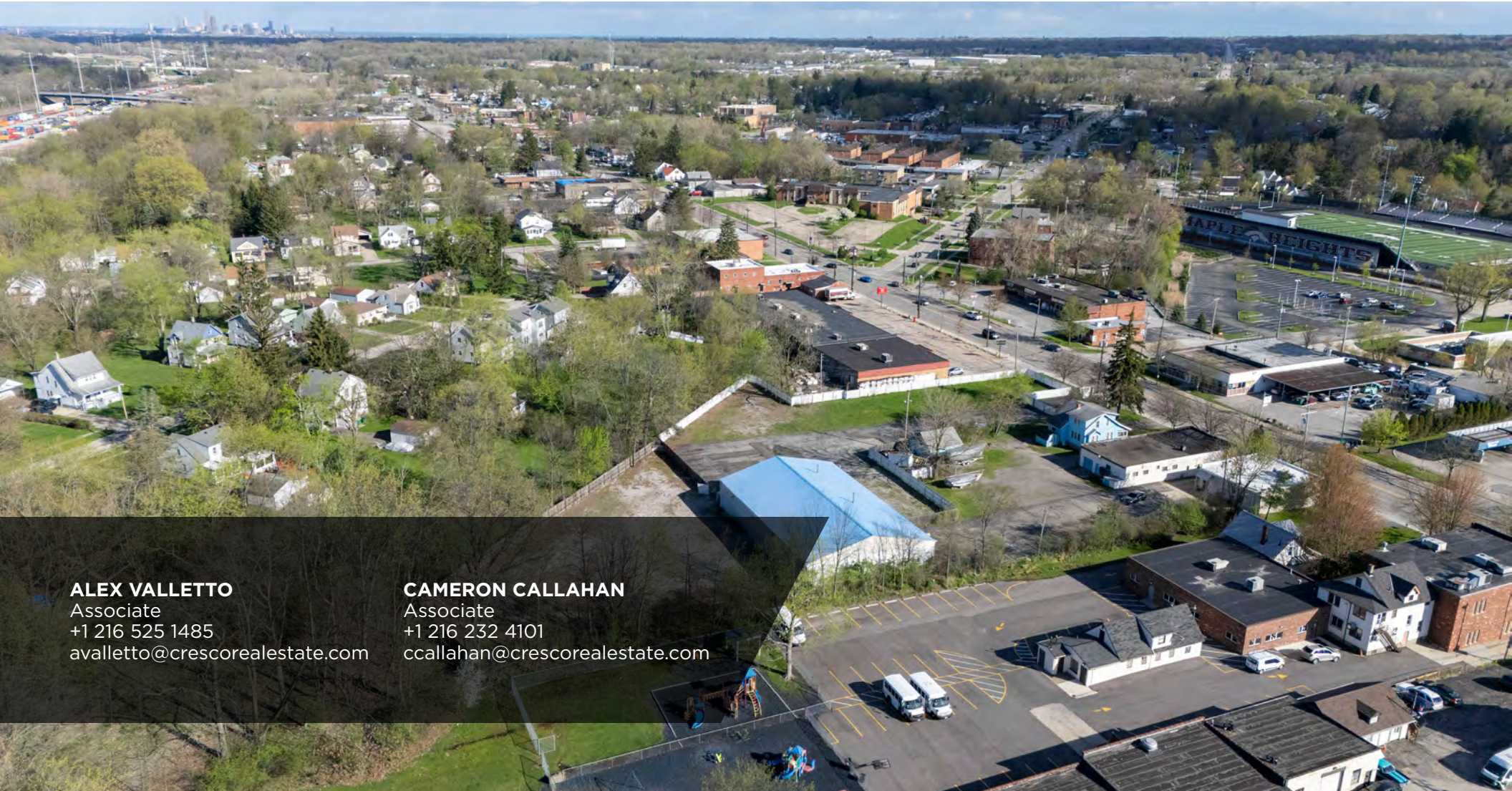


# PROPERTY AERIAL MAP



Easy access to  
I-480 & I-277





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