

Flex Space For Lease

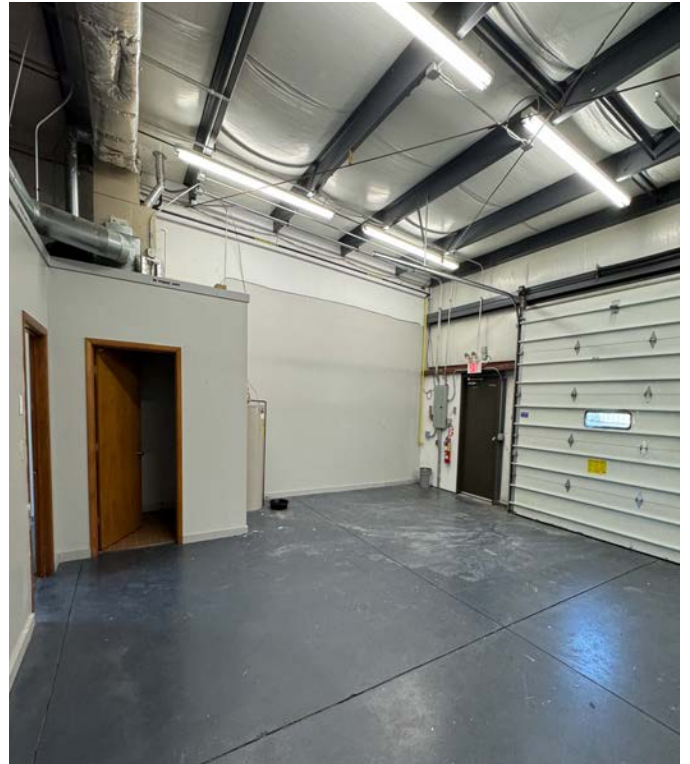
682 W Bagley Road, Berea, OH

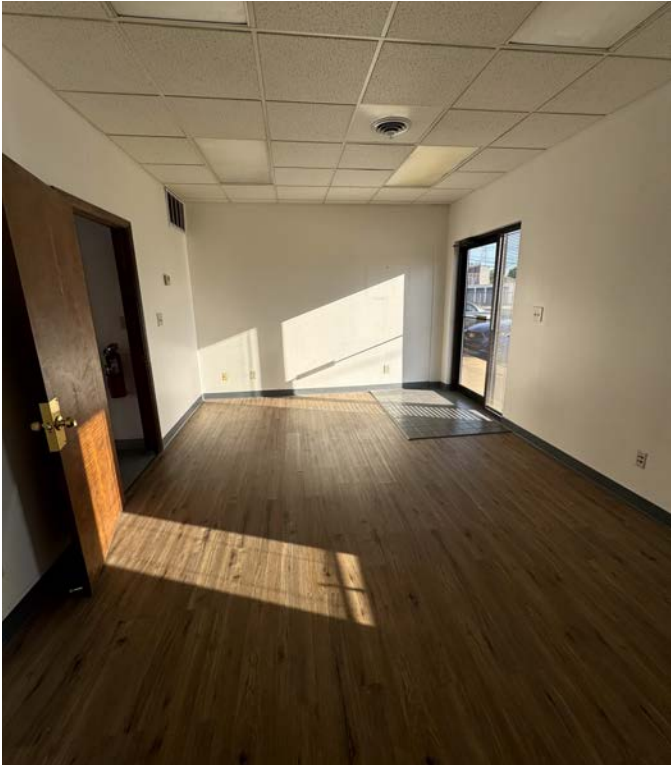


Unit Sizes: 700 - 2,100 SF

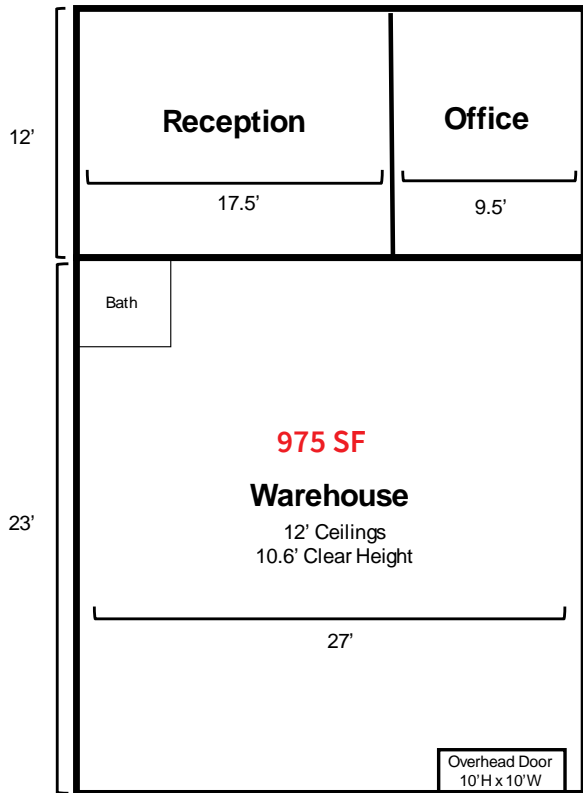
Property Features

- Lease Rates: \$10.31 - \$16.29/ SF
- CAM: \$75.00/ Month
- Multiple flex spaces for lease
- Fully climate controlled
- Great location in Berea
- Ideal for SMB's and contractors
- Drive-in door in each unit
- 10' - 14' clear heights
- Parking available in front of the units
- Separately metered utilities in each unit
- Zoning: BR-CD





UNITS 2 - 4



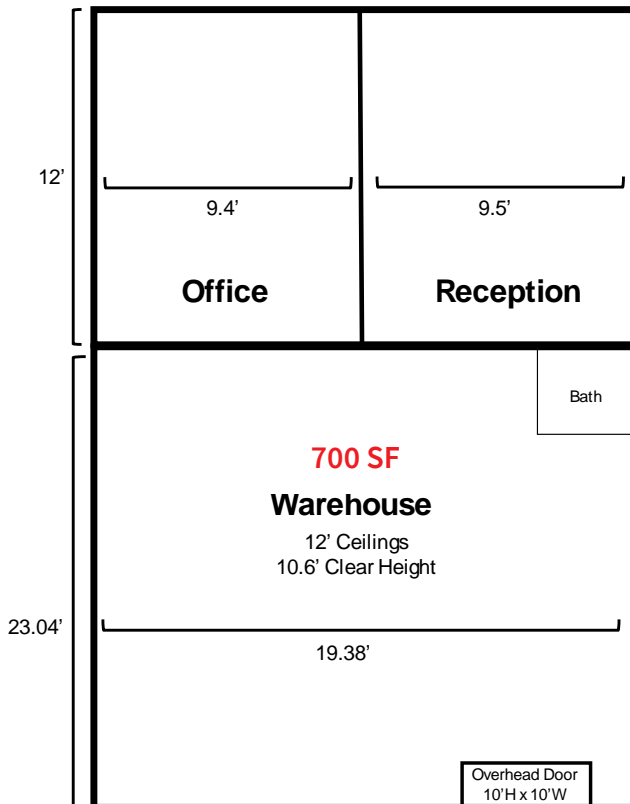
UNIT INFORMATION

- Units 2 - 4: 975 SF
- Total Unit: 36' x 27'
- Reception: 12' x 17.5'
- Office: 12' x 9.5'
- Warehouse: 23' x 27'
- 10' x 10' overhead door
- 12' ceilings, 10.6' clear height
- **Lease Rate: \$1,050/ Month**

AVAILABLE UNITS:

- Unit 2
- Unit 3

UNITS 1, 5 - 8



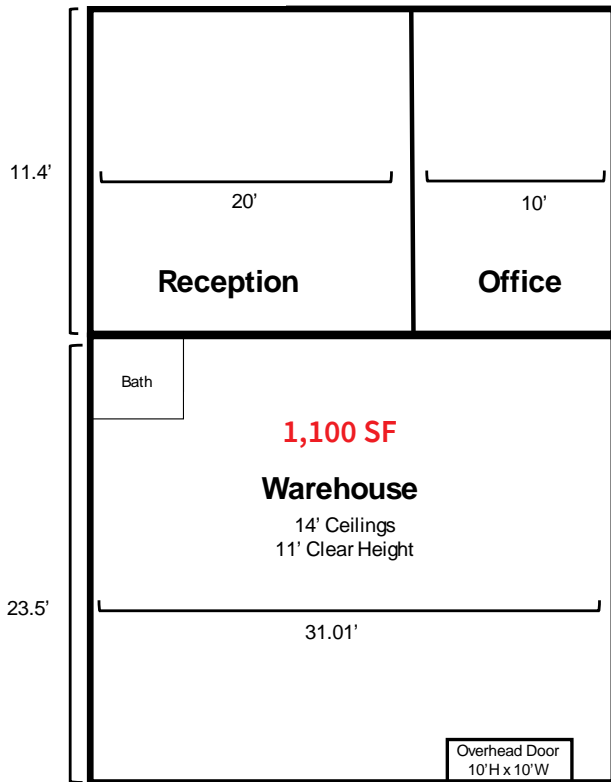
UNIT INFORMATION

- Units 1, 5 - 8: 700 SF
- Total Unit: 35' x 19.38'
- Reception: 12' x 9.5'
- Office: 12' x 9.4'
- Warehouse: 23' x 19.38'
- 10' x 10' overhead door
- 12' ceilings, 10.6' clear height
- **Lease Rate Units 1: \$950/ Month**
- **Lease Rate Units 5 - 8: \$900/ Month**

AVAILABLE UNITS:

- Unit 1 - Coming Soon
- Unit 8

UNITS 9 -16



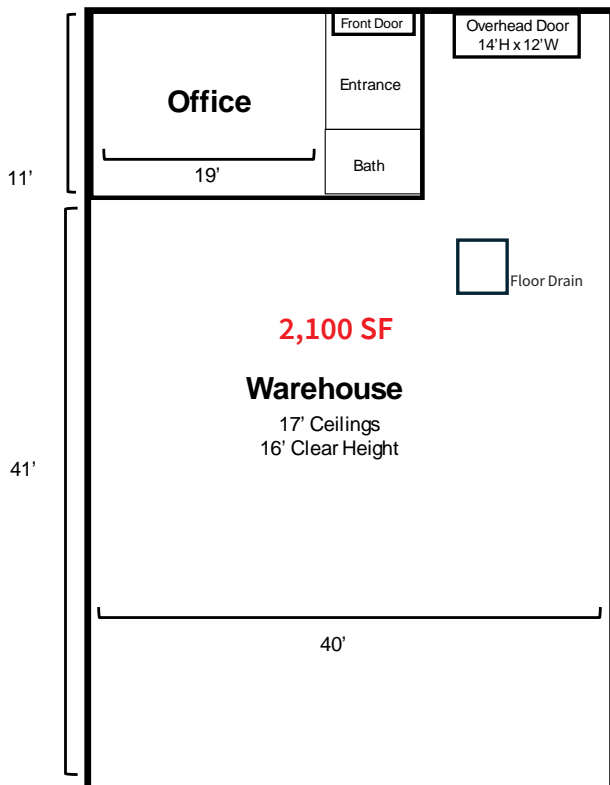
UNIT INFORMATION

- Units 9 - 16 : 1,100 SF
- Total Unit: 35' x 31'
- Reception: 11.4' x 20'
- Office: 11.4' x 10'
- Warehouse: 23' x 31'
- 10' x 10' overhead door
- 14' ceilings, 11' clear height
- **Lease Rate: \$1,120/ Month**

AVAILABLE UNITS

Fully Leased

UNITS 17 - 22

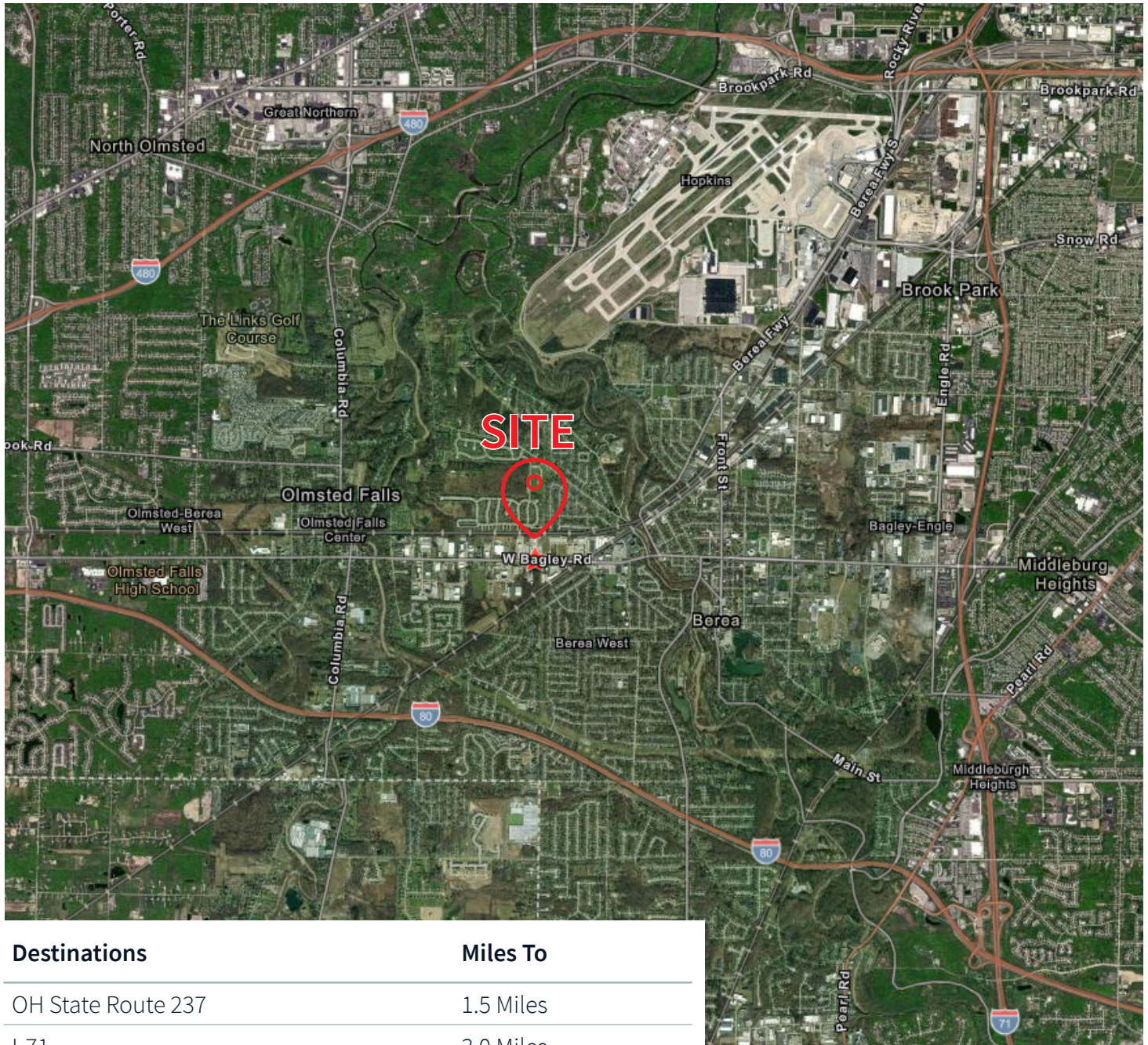


UNIT INFORMATION

- Units 17 - 22: 2,100 SF
- Total Unit: 52' x 40'
- Office: 11' x 19'
- Warehouse: 41' x 40'
 - 11' x 15' (additional warehouse space near overhead door)
- 14' x 12' overhead door
- 17' ceilings, 16' clear height
- **Lease Rate: \$1,805/ Month**

AVAILABLE UNITS

Unit 19



Destinations	Miles To
OH State Route 237	1.5 Miles
I-71	3.0 Miles
I-480	4.7 Miles
I-80	5.2 Miles
Cleveland Hopkins Interational Airport	3.9 Miles

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