

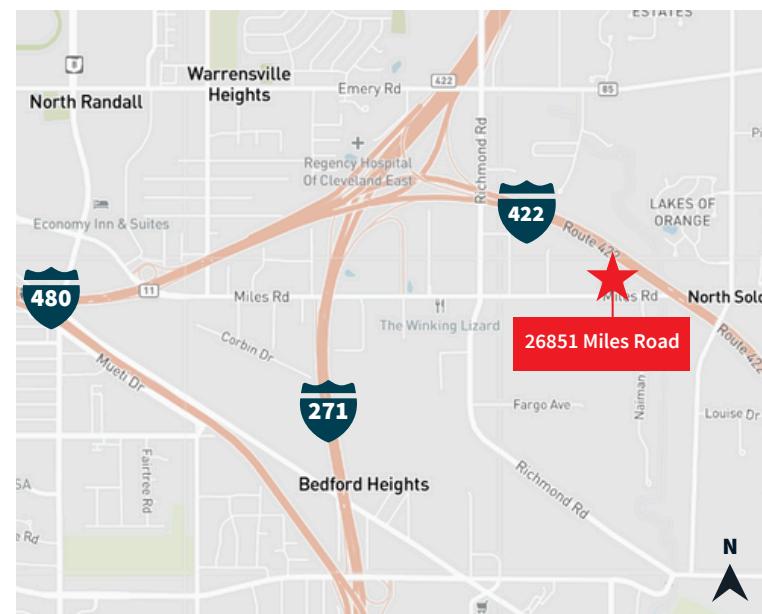
# For lease

26851 Miles Road  
Warrensville Heights, OH



## QUALITY OFFICE/ RETAIL/ FLEX BUILDING

- Suite 202 & 203 - 3,730 SF
- Built in 2002
- 15' clear height
- 1 Drive-in door (10' x 12') cut out for 2nd door in place
- Great access to State Route 422, I-480 and I-271

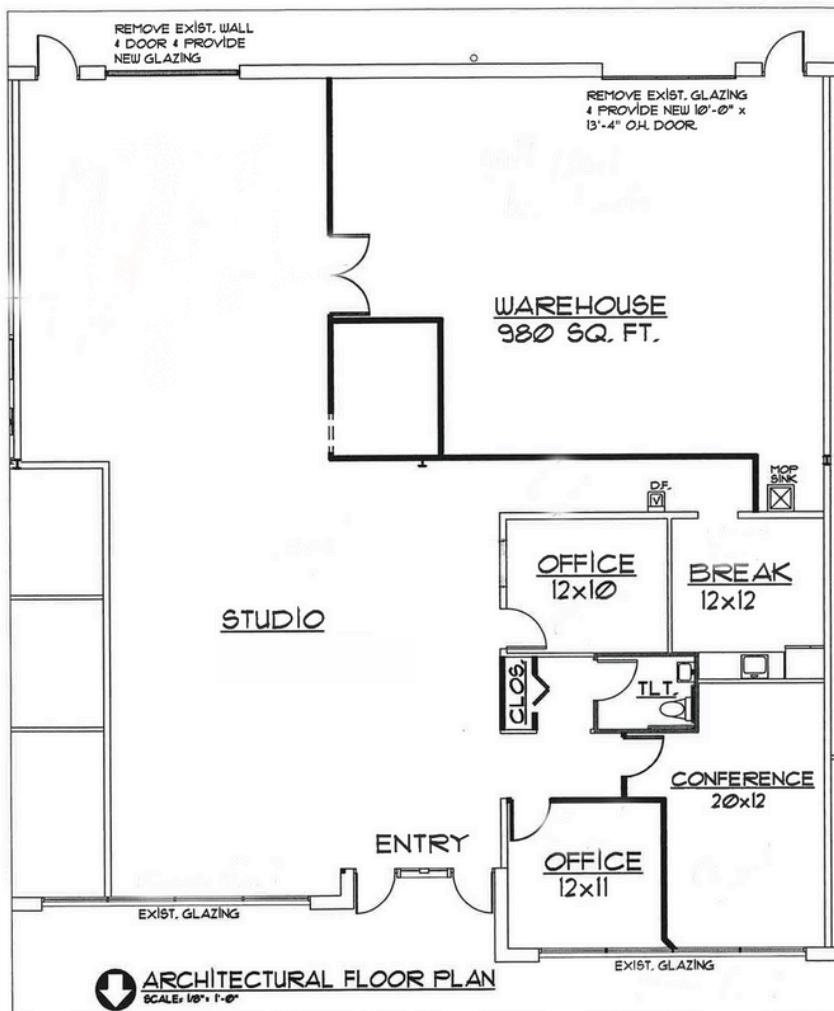


**Don Bain, Jr, SIOR**

+1 (216) 937 4377

don.bainjr@jll.com

# 26851 Miles Road Warrensville Heights, OH



<b>Total Building size</b>	11,776 SF
<b>Available space</b>	<ul style="list-style-type: none"> <li>3,730 SF Total</li> <li>980 SF Warehouse</li> <li>1,900 SF Open Studio work area (with a/c)</li> <li>850 SF Office</li> </ul>
<b>Clear height</b>	15'
<b>Drive-in doors</b>	1,10' x 12' Cut out for 2nd door
<b>Power</b>	200 amps, 208v, 3 phase
<b>CAM</b>	\$3.50/ SF 2024
<b>Lease rate</b>	\$6.50/ SF NNN \$12.00/ SF NNN (Office)

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