

## Rockside Rd, Valley View, OH 44125

MLS#: **5172249**

Status: **Active**

Recent: **11/14/2025 : New Listing**

Prop Type: **Commercial Sale**

Sub Type: **Industrial**

List Price: **\$6,250,000**

DOM/CDOM: **8/8**



List Dt Rec: **11/14/2025**

Lot #:

Unit:

County: **Cuyahoga**

List Date: **11/13/2025**

Contg Dt:

Pend Dt:

Off Mkt Dt:

Close Dt:

Exp Dt: **05/13/2027**

Parcel ID: **TX 572-04-001 571-21-015**

Twp: **Valley View Village**

Subdiv:

School Dist: **Cuyahoga Heights LSD - 1811**

Yr Built: **0/Other**

SqFt Total:

\$/SqFt:

Map:

Directions: **572-04-001 (Rockside Road) and 571-21-015 (Sweet Valley Drive) are in Valley View, OH 44125.**

### Legal/Taxes

Taxes: **\$49,571** Tax Year: **2024**

Assessment: **No**

Homestead:

Legal: **Parcel 572-04-001 tax = \$37,992.46 (2024) Parcel 571-21-015 tax = \$11,579.34 (2024) Total tax for Parcel 572-04-001 + Parcel 571-21-015 tax = \$49,571.18 (2024)**

Annual RE Tax:

Zoning:

**Industrial**

### General Information

Office SqFt:

Lot Size (acre): **29.47**

DriveIn Door Max Hgt:

Residential SqFt:

Lot Size Source: **Auditors Website**

Drive In Door Min Hgt:

### Features

Heating:

**Other**

Cooling:

Water:

**Public**

Sewer:

**Public**

Parking:

**Other**

Current Use:

**Vacant**

Remarks:

**Parcels 572-04-001 (Rockside Road) and 571-21-015 (Sweet Valley Drive) are being sold together. Both parcels are vacant land. Zoned Industrial. No pre-existing structures on either parcel. Sites could accommodate data centers, heavy industrial, manufacturing, corporate, offices, flex space, wholesale, retail, storage, warehouse, shipping, and much more! Close proximity to highways. Parcel 572-04-001: High ground and level. 22.86 acres with 16 acres being usable. Frontage: 1,195. Depth: 890. S/F: 970,516. Parcel 571-21-015: Rolling. 6.79 acres. S/F: 295,772.**

### Agent/Broker Info

List Agent: **Gina Pastuszynski (2021006739)**

List Office: **Home Equity Realty Group (20422)**

Contact #: **216-210-2850**

Office Phone: **330-952-2244**

LA Email: **gina.pastuszynski@heqrealty.com**

Office Fax:

LA License #: **OH SAL.2021006739**

Brokerage Lic: **2022002672**

Co List Agt: **Roger L Nair (2011001849)**

Co List Off: **Home Equity Realty Group (20422)**

Co License #: **OH SAL.2011001849**

Brokerage Lic: **2022002672**

Contact #: **330-350-0016**

Co LA Email: **rnairair55@gmail.com**

Attrib Cnt: **gina.pastuszynski@heqrealty.com, 216-210-2850**

Waived Agt: **No**

### Showing

Electronic Lock Box: **No**

Serial #:

Showing Contact: **216-210-2850**

Type:

**Listing Agent**

Showing Rqmts: **Appointment Only, Call Listing Agent, Text Listing Agent**

Show Address to Client: **Yes**

### Distribution

Internet Listing Y/N: **Yes - No AVM**

Internet Address Y/N: **Yes**

Internet Consumer Comm Y/N: **No**

### Listing/Contract Info

Owner Name:

Owner Phone:

Owner Agent: **No** Warranty:

Listing Agreement: **Exclusive Right To Sell**

Listing Service: **Full Service**

Listing Contract Date: **11/13/2025**

Expiration Date: **05/13/2027**

Purchase Contract Date:

Possession: **Time of Transfer**

Orig List Price: **\$6,250,000**

Special Listing Conditions: **Standard**

Online Bidding: **No**

Court Ordered: **No**

Prepared By: Gina Pastuszynski

Information is Believed To Be Accurate But Not Guaranteed

Date Printed: 11/21/2025 09:47 AM

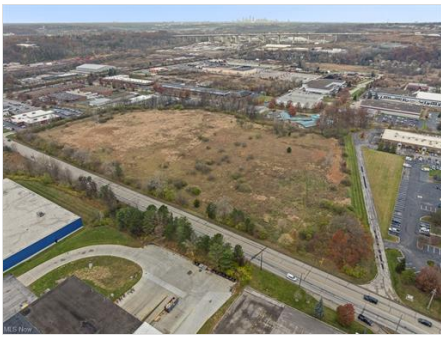
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5172249

[Rockside Rd , Valley View, OH 44125](#)

**Industrial** SqFt: **0** Bsmt: Yr: **0** Acres: **29.47** **\$6,250,000**





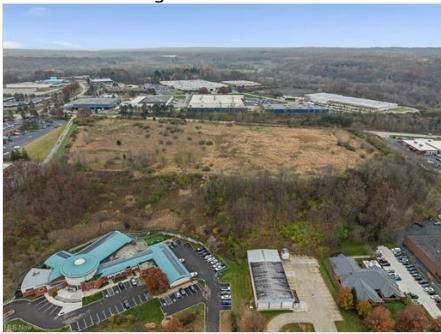
Aerial view of property and surrounding area featuring industrial structures



Bird's eye view of industrial structures



Drone / aerial view of a heavily wooded area



View of property location featuring a heavily wooded area



Aerial view of an industrial area



Drone / aerial view of an industrial area



Bird's eye view of an industrial area



Bird's eye view



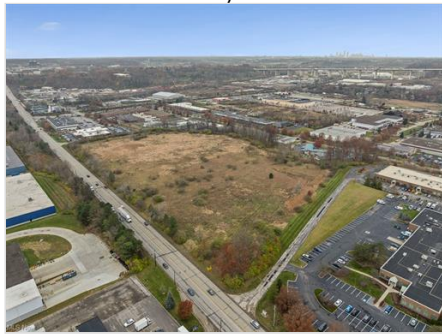
Bird's eye view



Drone / aerial view of an industrial area



Aerial view of property's location featuring industrial structures



Aerial overview of property's location



Aerial view



Aerial view of property and surrounding area



Bird's eye view





Drone / aerial view of industrial structures and a pool



View of property location featuring industrial structures and a heavily wooded area



Aerial view of property's location with an industrial area



Aerial view of industrial structures



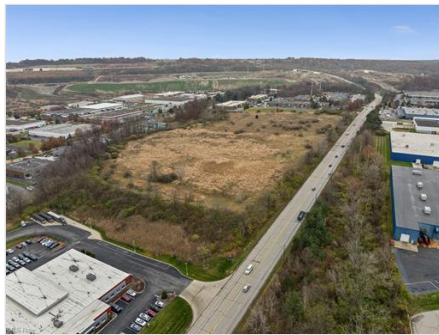
Aerial view of an industrial area



Aerial view of an industrial area



Drone / aerial view



Drone / aerial view



Aerial view of an industrial area



Overview of rural landscape



Aerial view of sparsely populated area



Overview of rural landscape



Drone / aerial view



Drone / aerial view

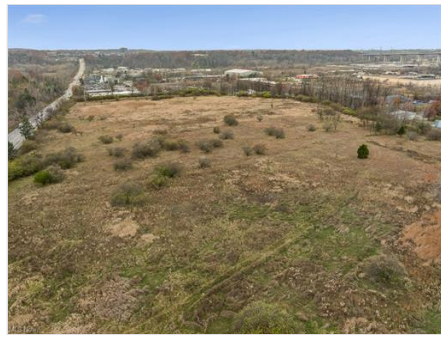


Drone / aerial view of industrial structures





Drone / aerial view



Aerial view of property and surrounding area



View of local wilderness with rural landscape



View of undeveloped land featuring rural landscape



View of nature featuring rural landscape



View of nature with rural landscape



View of local wilderness featuring rural landscape



View of undeveloped land with rural landscape



View of local wilderness featuring rural landscape

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