

AVAILABLE
FOR LEASE

16,040 SF FLEX SPACE

17295

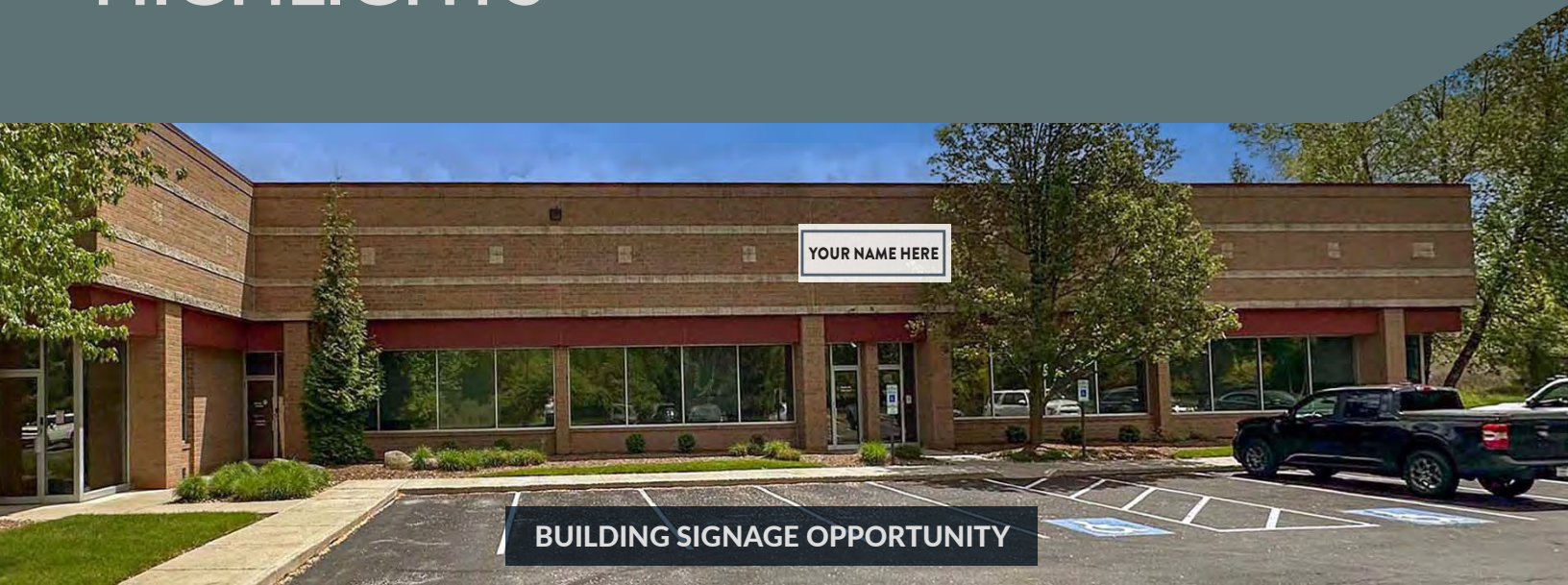
Foltz Industrial Parkway | Strongsville, OH



NEWMARK

Terry **COYNE**.com

PROPERTY HIGHLIGHTS



Property Size

1-Story 41,184 SF Flex Building on
5.05 Acres



Office Space Layout

10 Offices, 3 Conference Rooms,
1 Kitchen/Lunchroom, 4 Bathrooms



Warehouse Layout

Small Warehouse Area With
Storage Space



Drive-in Doors

1 Drive-in Door



HVAC

Heat and Air Conditioning



Security System

State-of-the-Art Security System



Excellent Location

In the Heart of Strongsville



Available Space

- 16,040 SF Flex Space
- Up to 6,040 SF Warehouse



Office Details

High End Furnishings; High End
Buildout, Many Extras



Clearance Height

- Warehouse Ceiling Height is 21'
- Clear Height is 14.1'



Sprinkler System

100% Wet Sprinklered



Parking

Ample Paved Surface Parking
(4.40/1,000 SF)



Internet

High Speed



Freeway Access

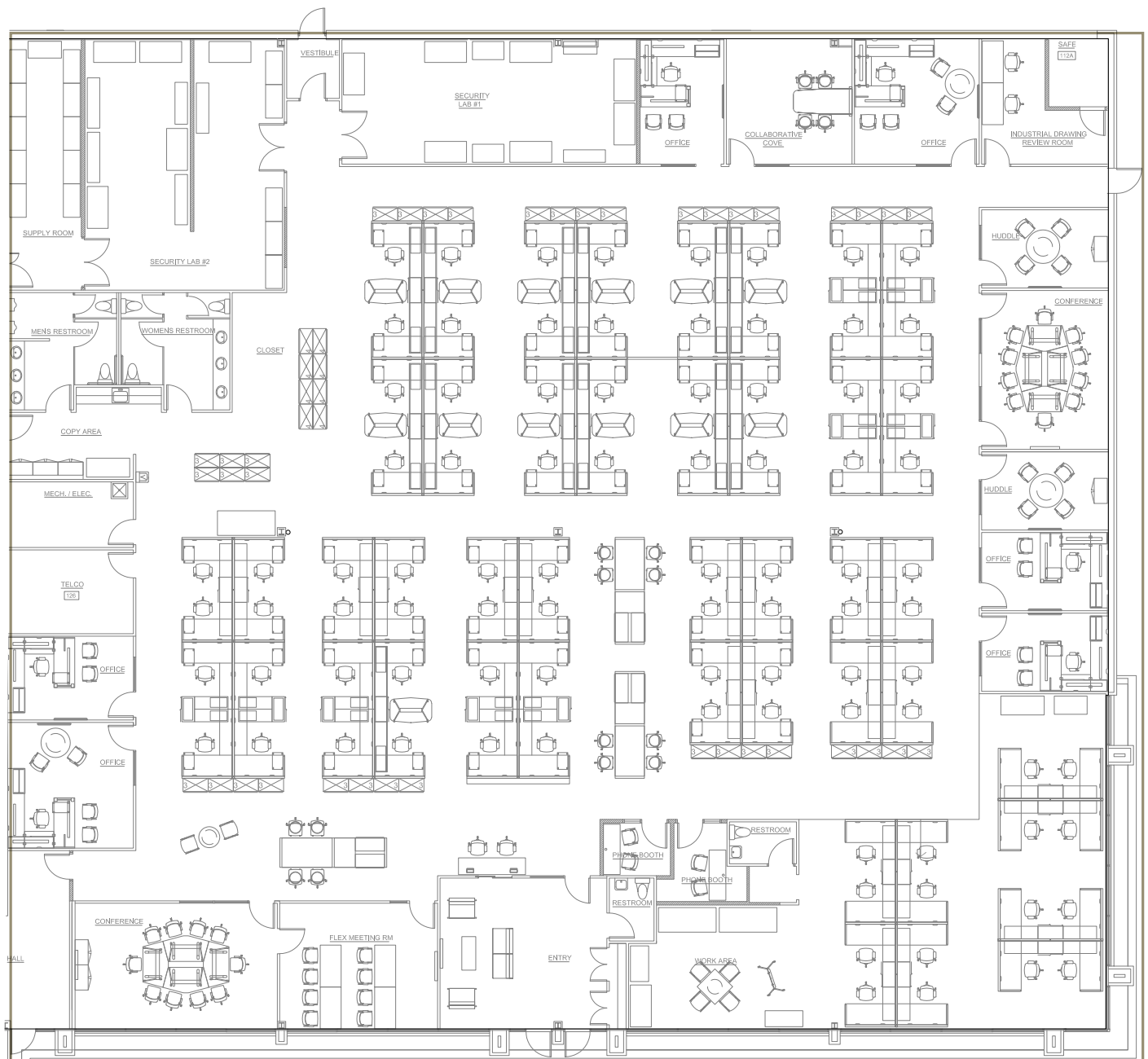
Close Proximity to I-71
& I-80 (Ohio Turnpike)

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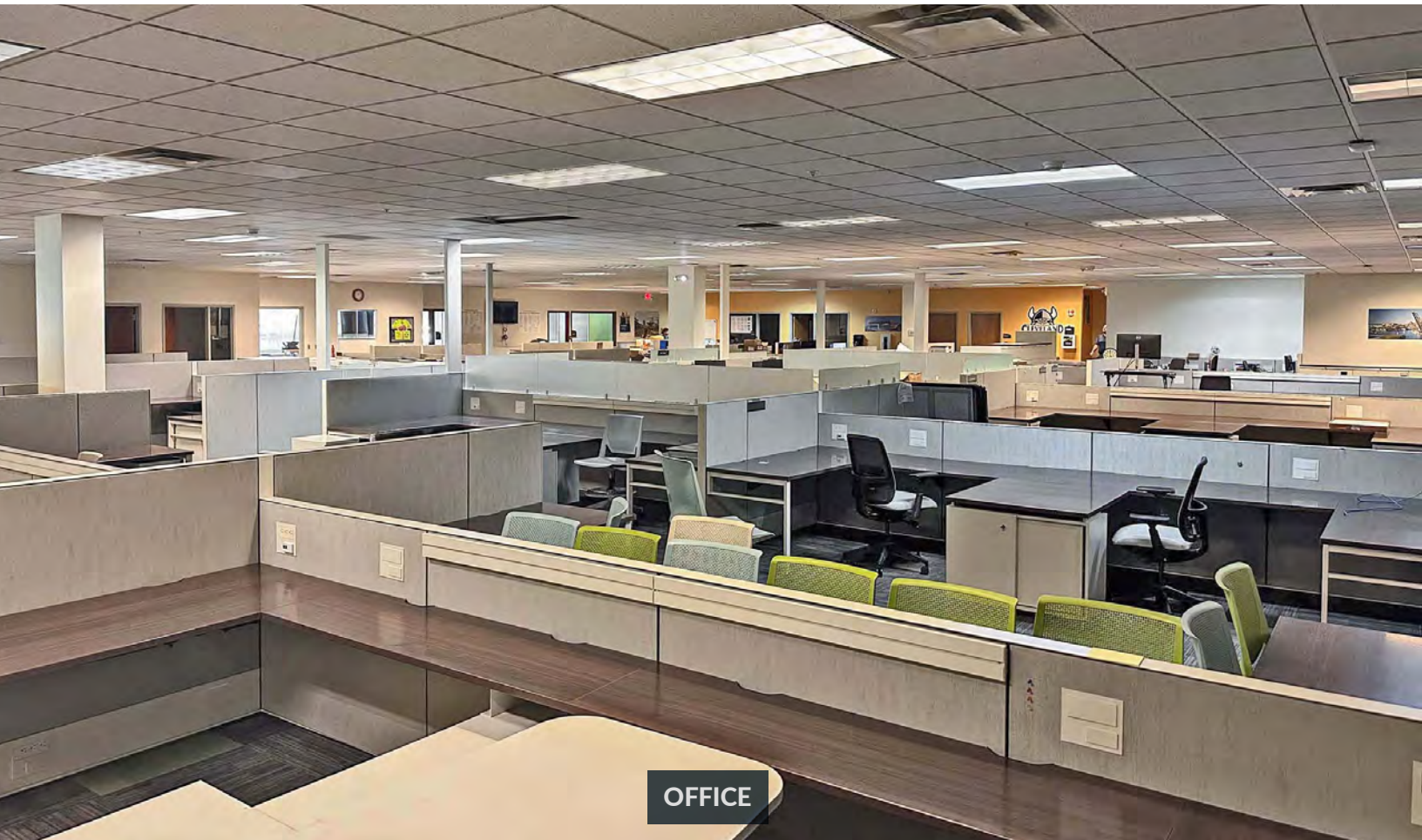
TURN-KEY SPACE PLAN

16,040 SF



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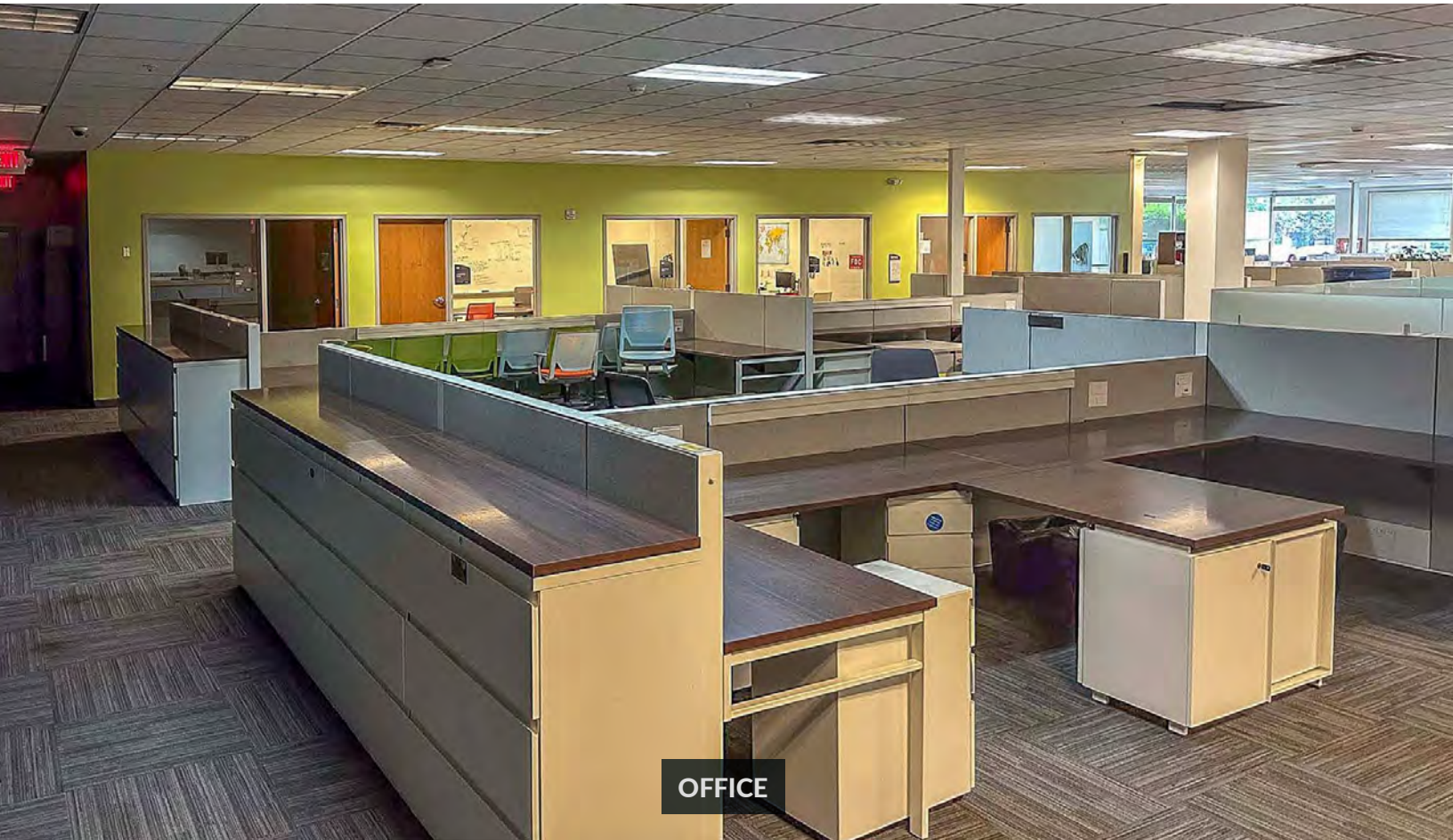
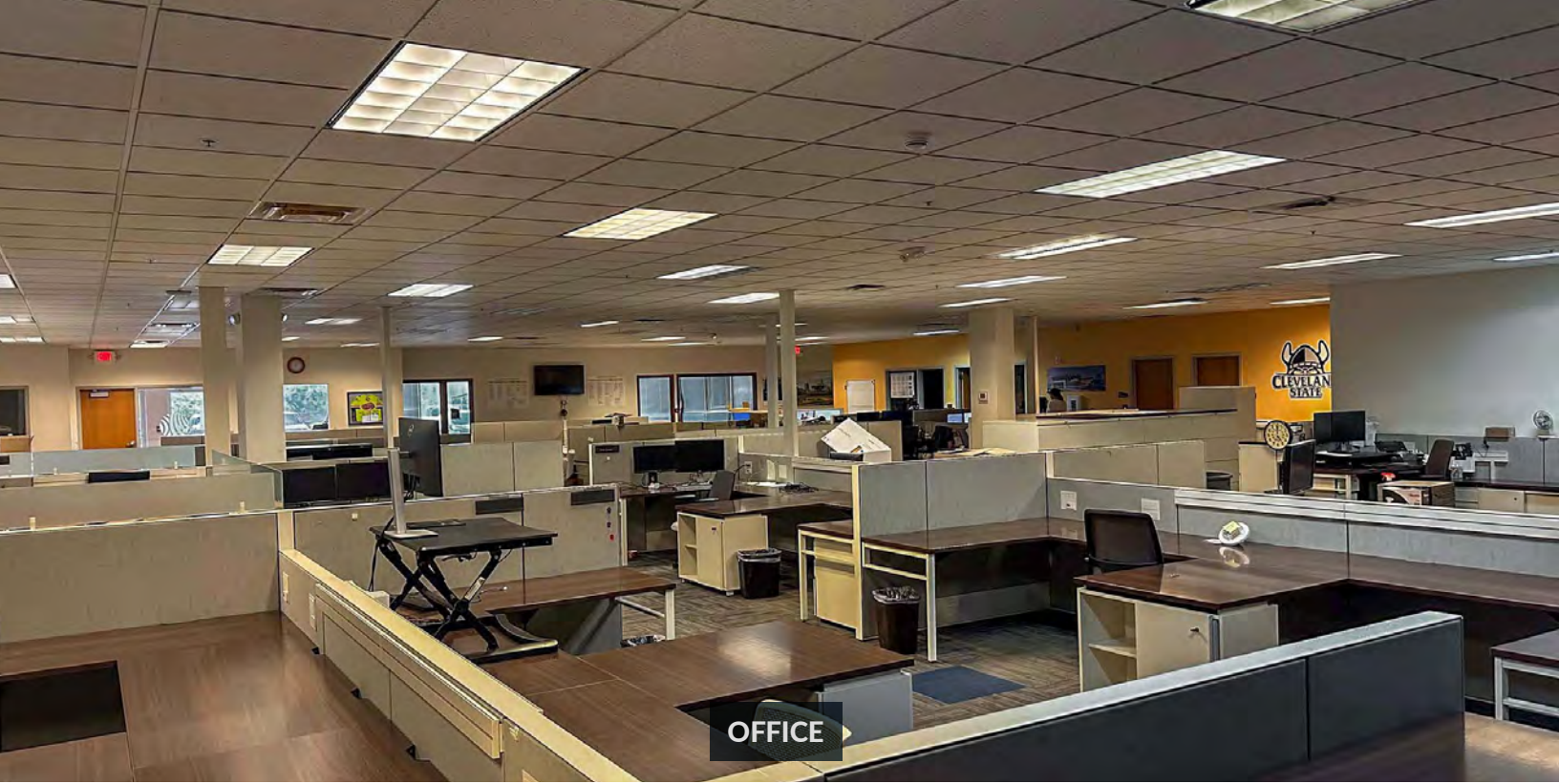
Foltz Industrial Parkway | Strongsville, OH



Office Photos

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CONFERENCE ROOM



CONFERENCE ROOM



CONFERENCE ROOM

Office Photos

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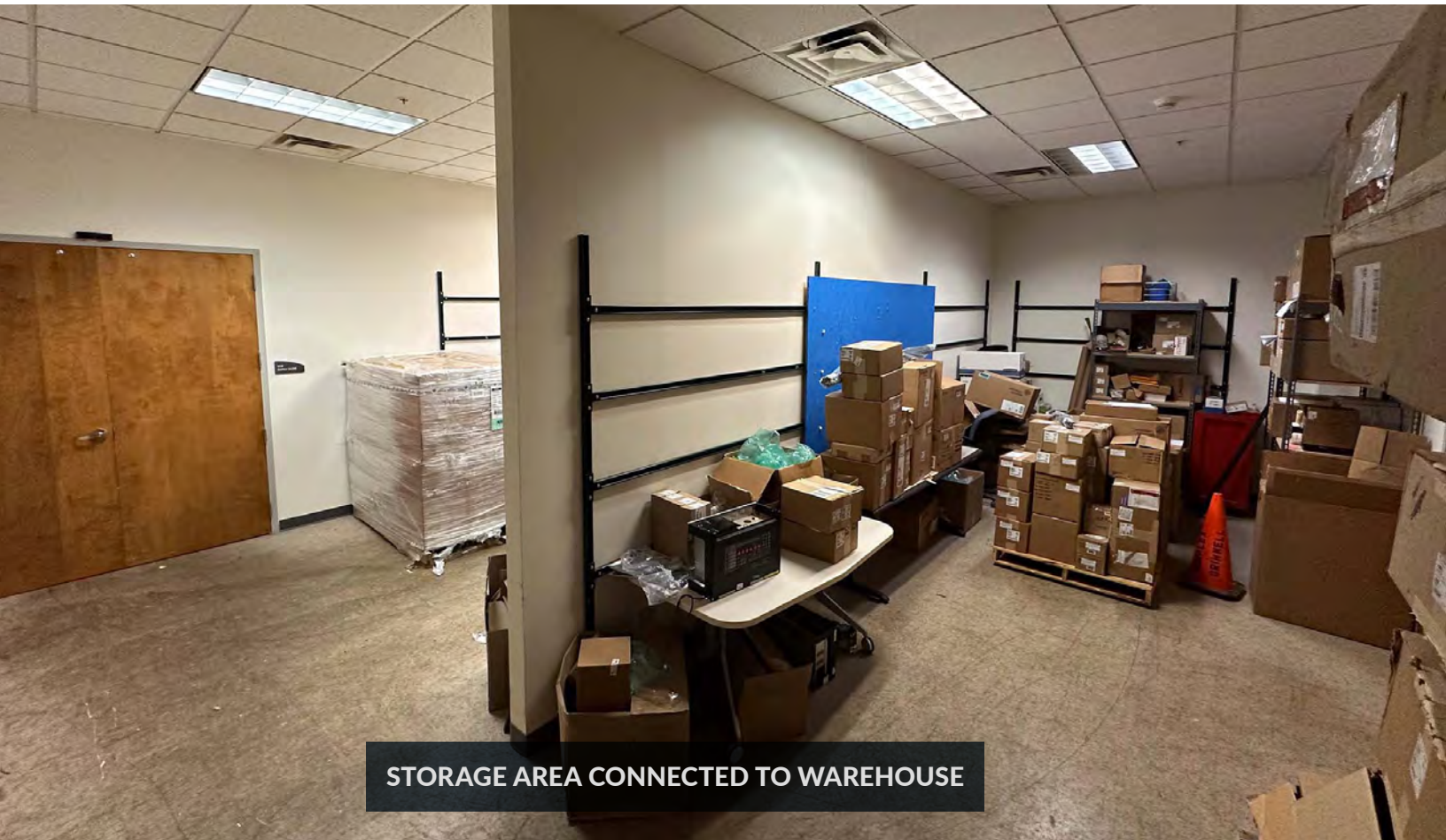
Kitchen & Lunchroom Photos

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STORAGE ROOM



STORAGE AREA CONNECTED TO WAREHOUSE

Storage Room &
Storage Connected to Warehouse

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WAREHOUSE



WAREHOUSE

Warehouse Photos

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BACK OF BUILDING WITH DRIVE-IN DOOR



BUILDING MONUMENT SIGNAGE OPPORTUNITY

















Back of Building
& Monument Sign

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EMPLOYMENT OVERVIEW

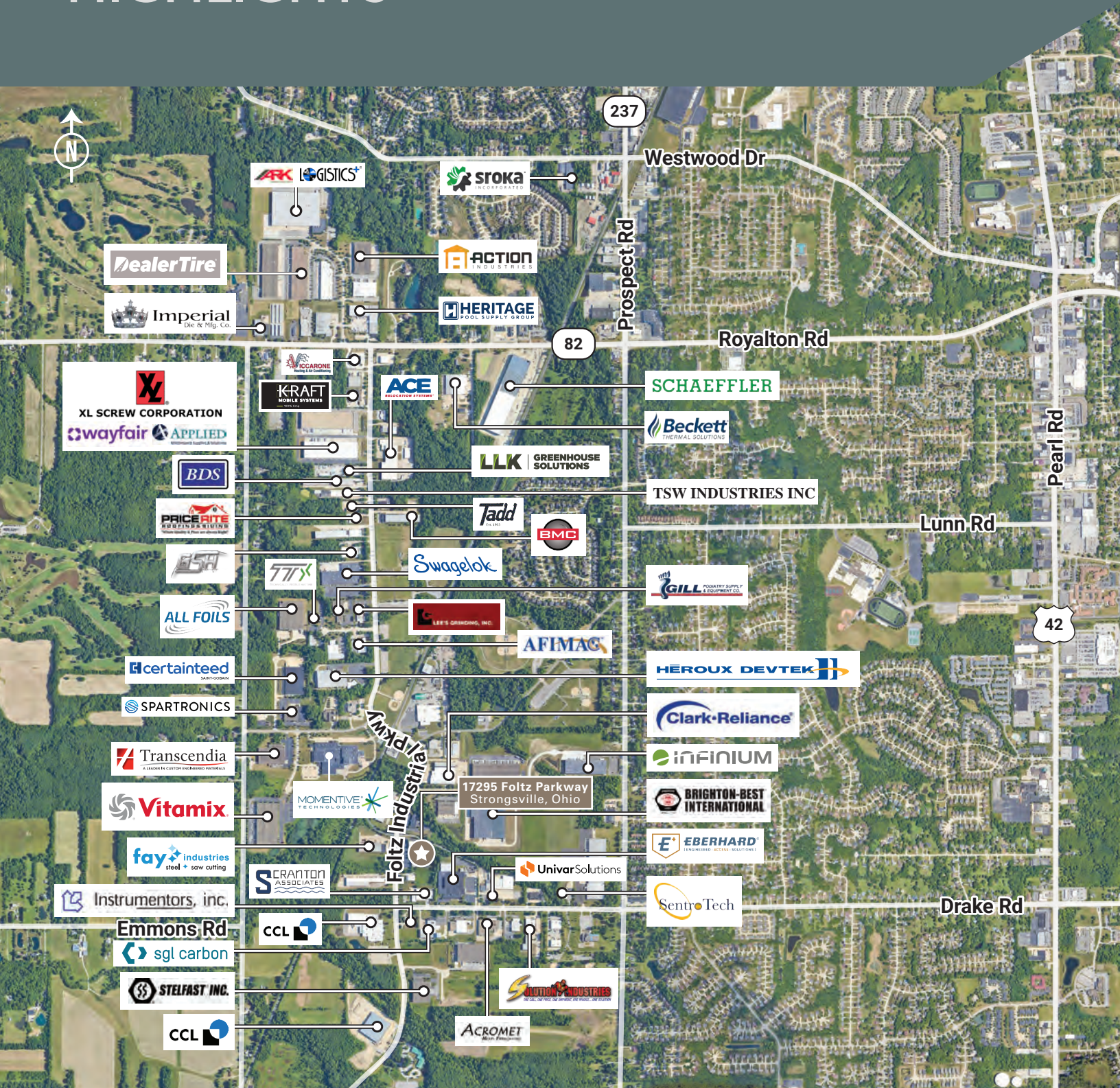
(15-MILES RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <p>923,523 Population</p>	 <p>24.1% High School Diploma</p>	 <p>\$76,689 Median Household Income</p>	 <p>65.5% White Collar</p>	 <p>14.8% Services</p>
 <p>42.4 Median Age</p>	 <p>27.1% Some College</p>	 <p>\$45,700 Per Capita Income</p>	 <p>19.7% Blue Collar</p>	 <p>3.3% Unemployment Rate</p>
 <p>393,603 Households</p>	 <p>38.4% Bachelors/ Graduate/ Professional Degree</p>	COMMUTERS	BUSINESS	
		 <p>13.8% Spend 7+ hours commuting to and from work per week</p>	 <p>32,531 Total Businesses</p>	 <p>433,716 Total Employees</p>
 <p>\$63,568 Media Disposable Income</p>				

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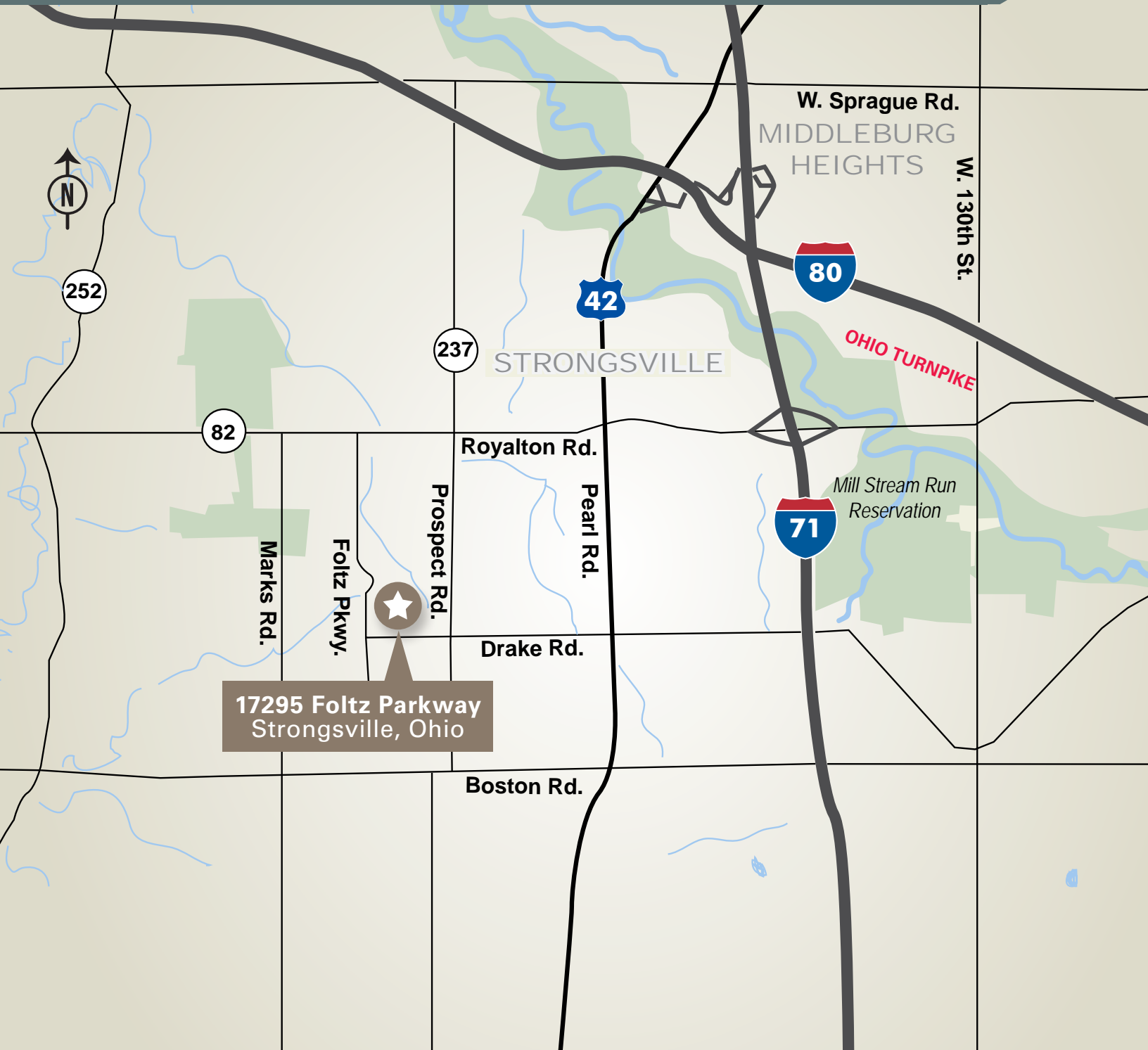
PROPERTY HIGHLIGHTS



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LOCATION MAP



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REGIONAL MAP



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