

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

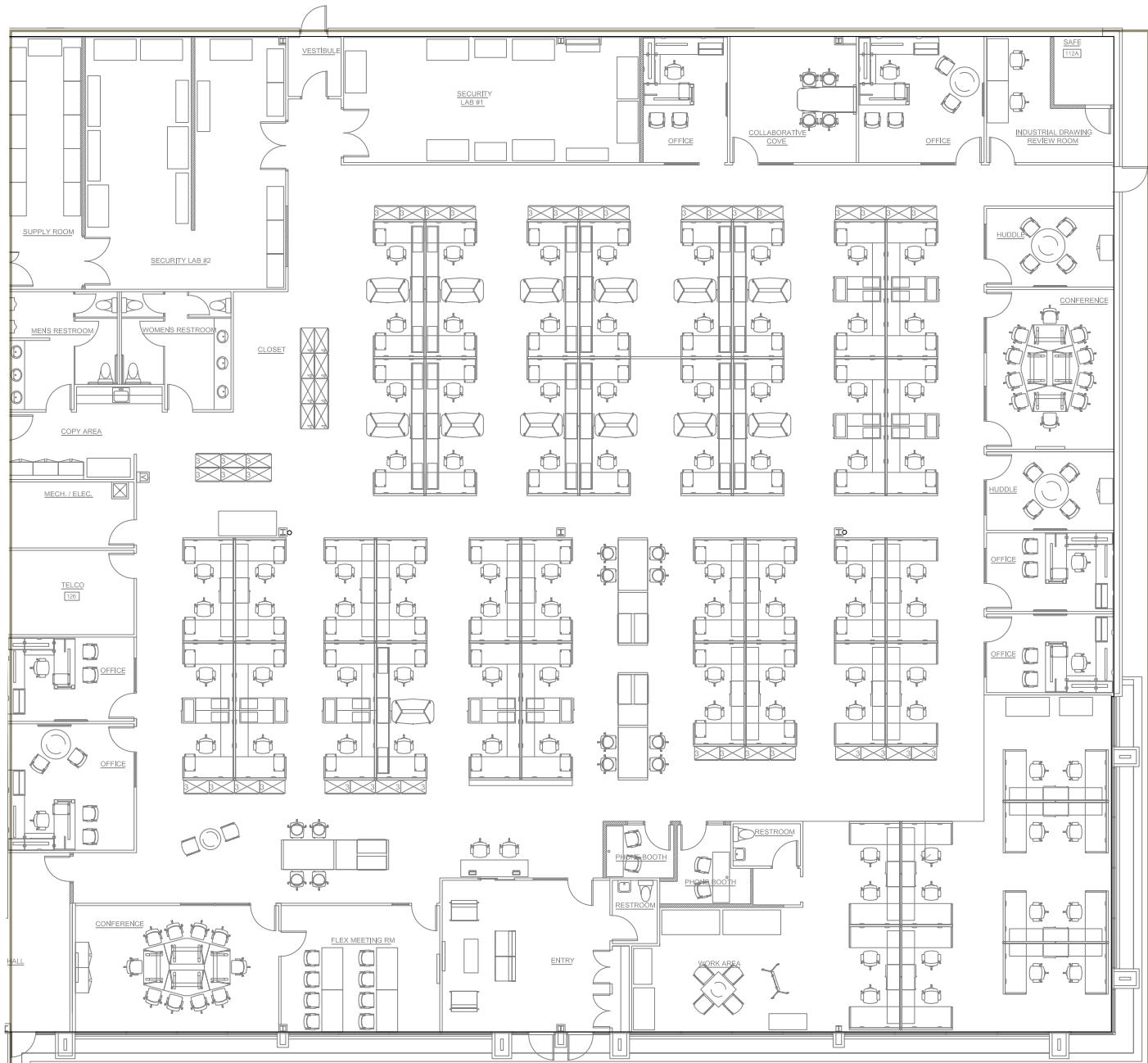
Close Proximity to I-71 & I-80 (Ohio Turnpike)

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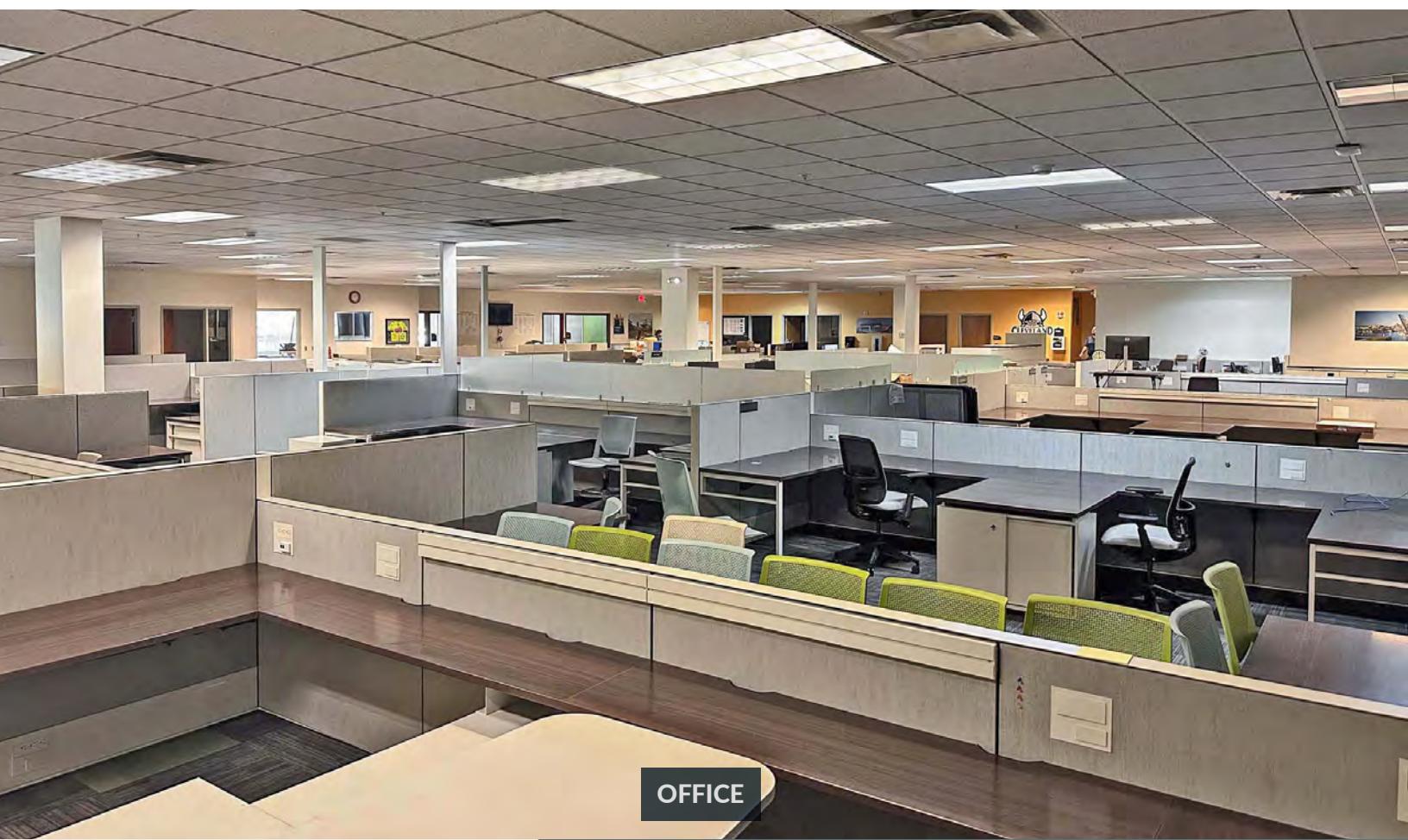
# TURN-KEY SPACE PLAN

16,040 SF



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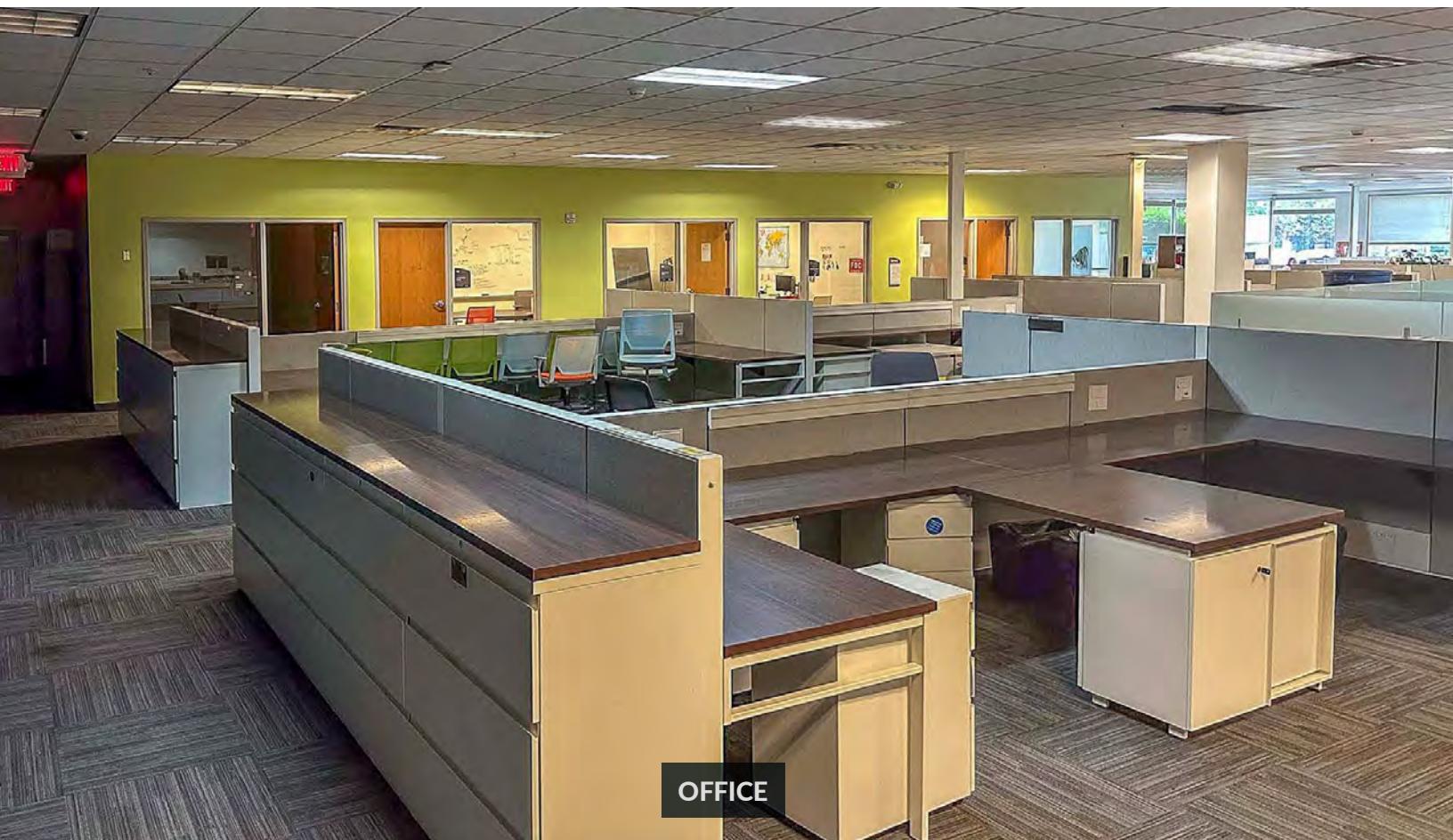
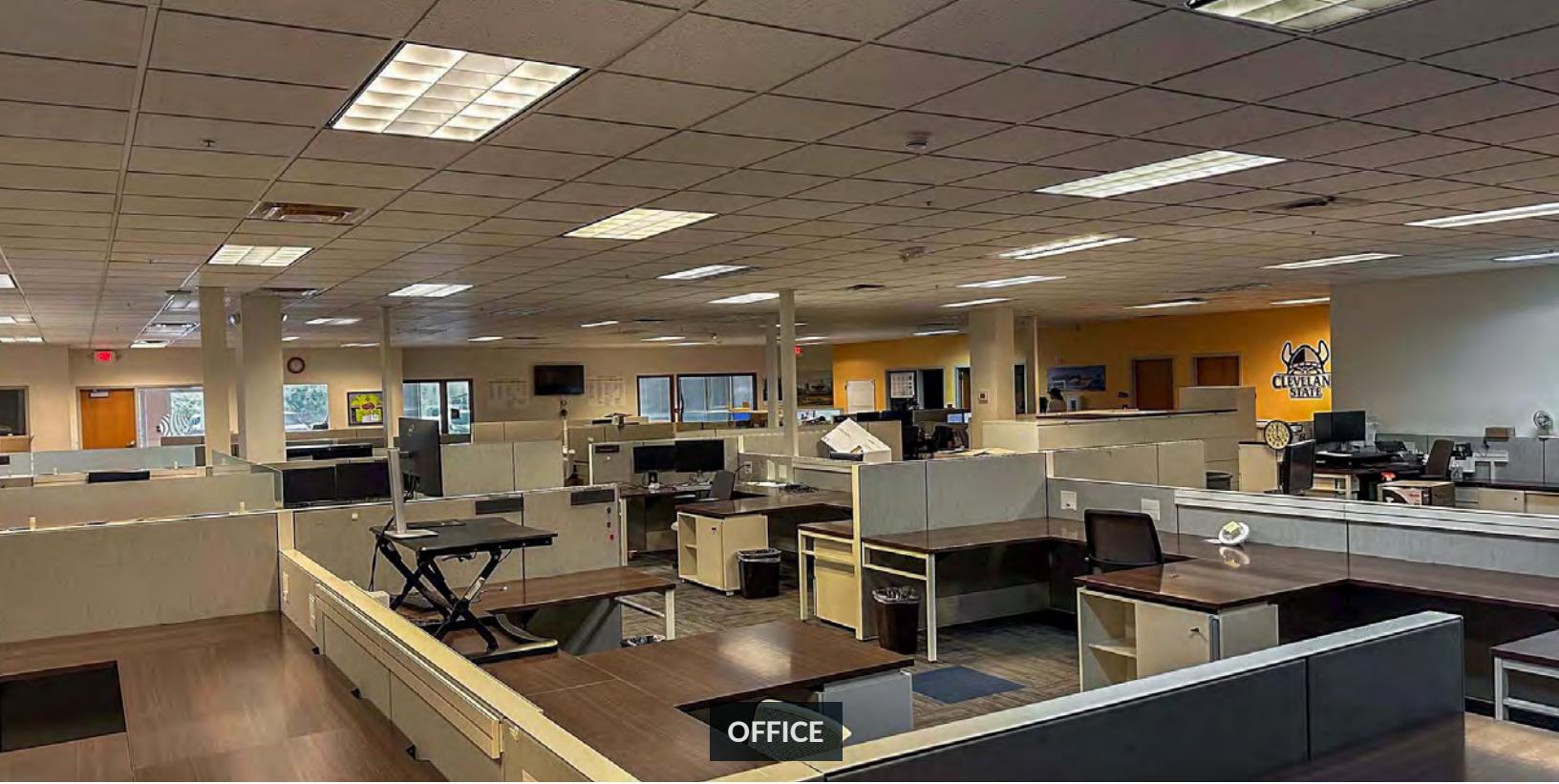
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Office Photos

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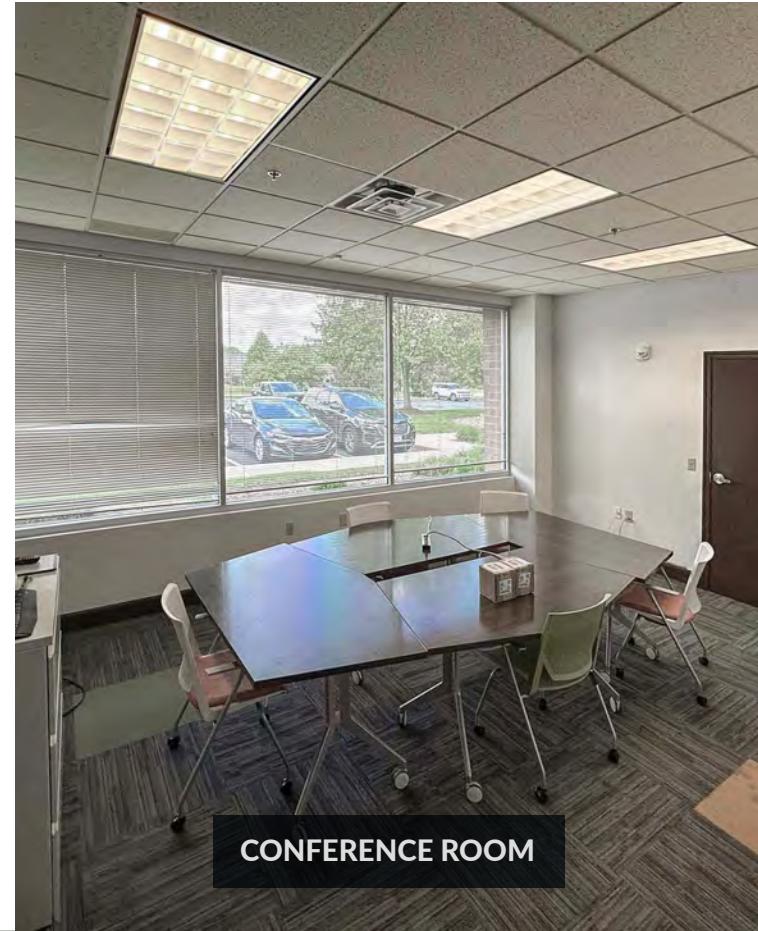


Office Photos

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KITCHEN/LUNCH ROOM

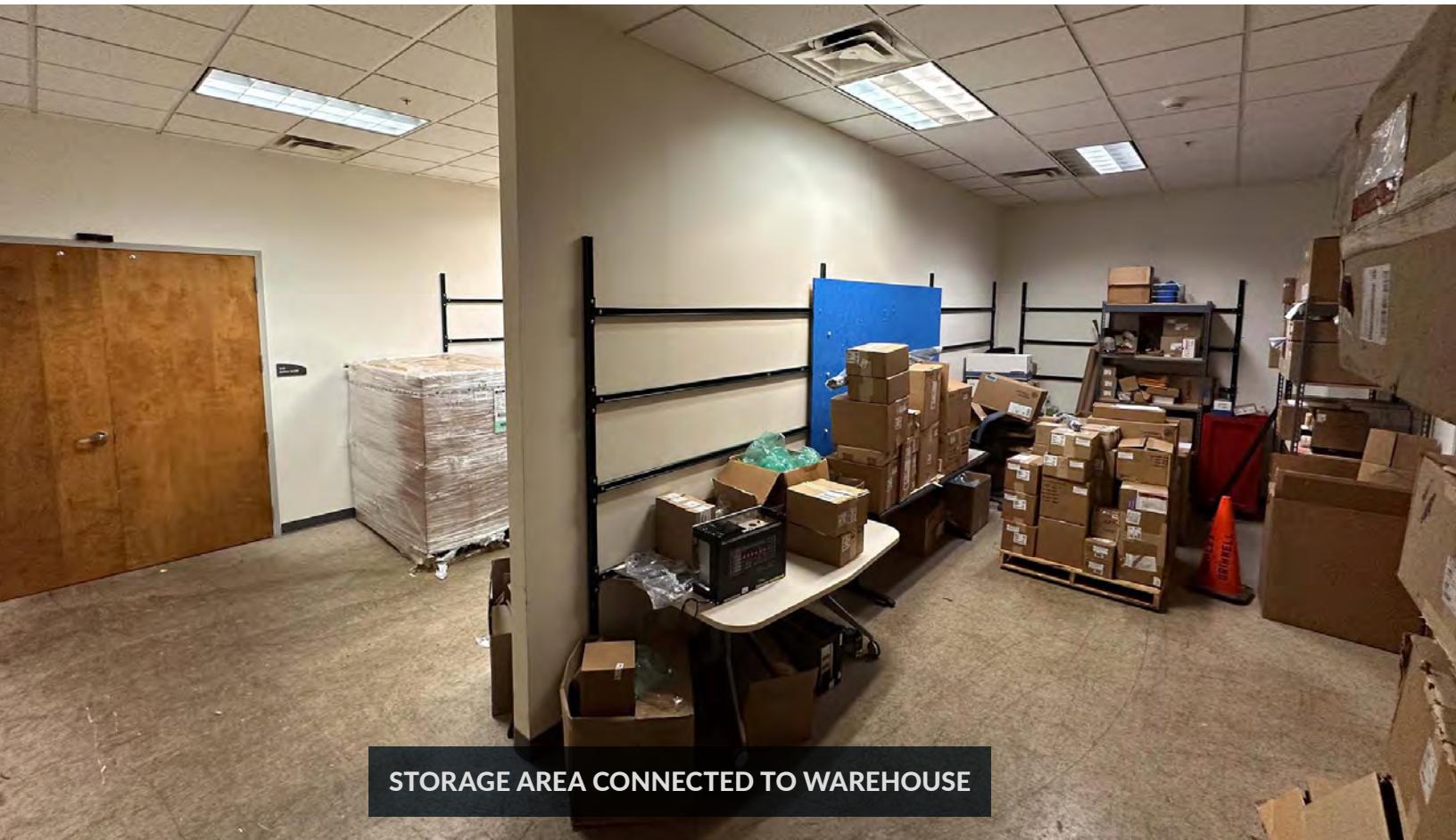


KITCHEN/LUNCH ROOM

Kitchen & Lunchroom Photos

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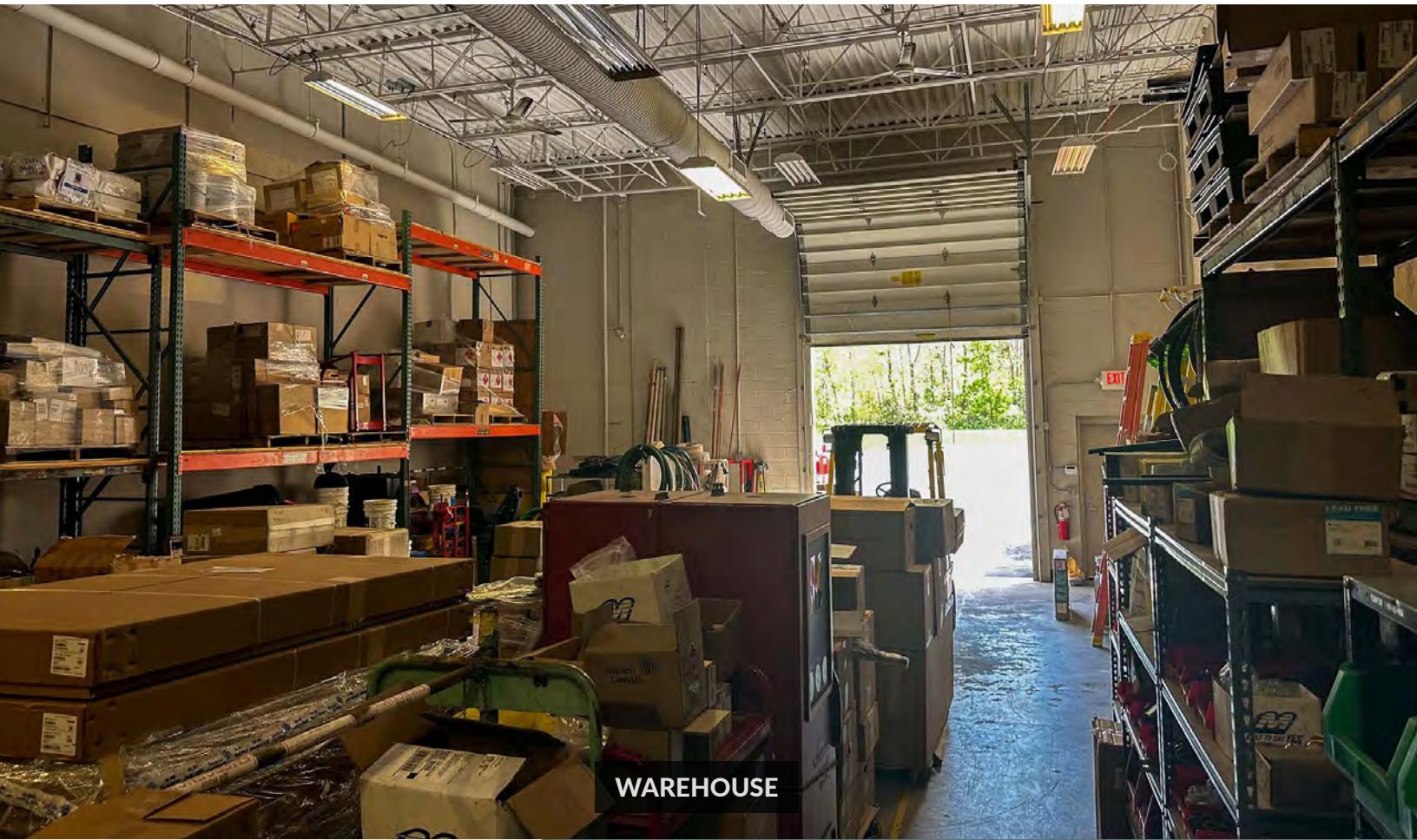
Storage Room &  
Storage Connected to Warehouse

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WAREHOUSE



WAREHOUSE

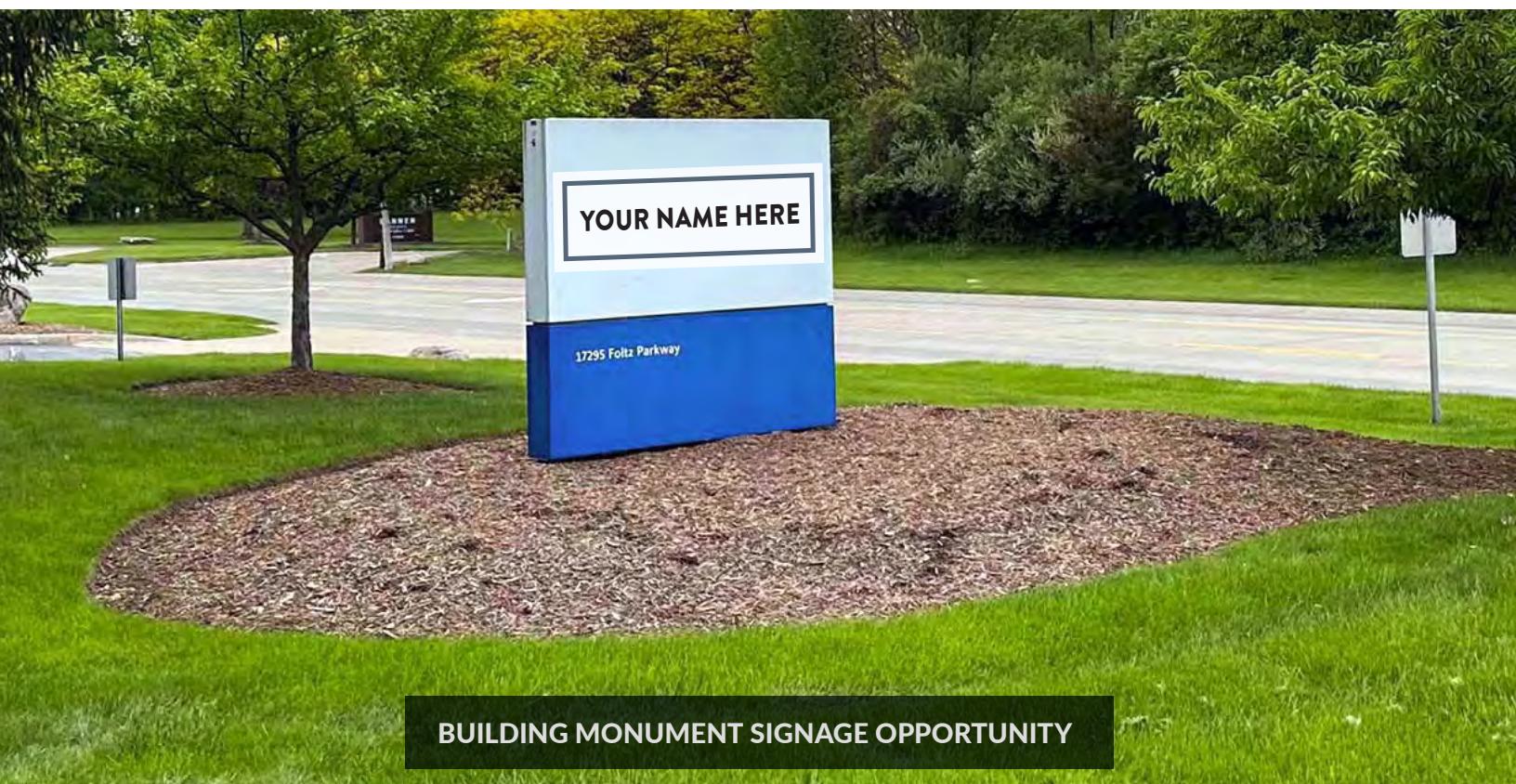
Warehouse Photos

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

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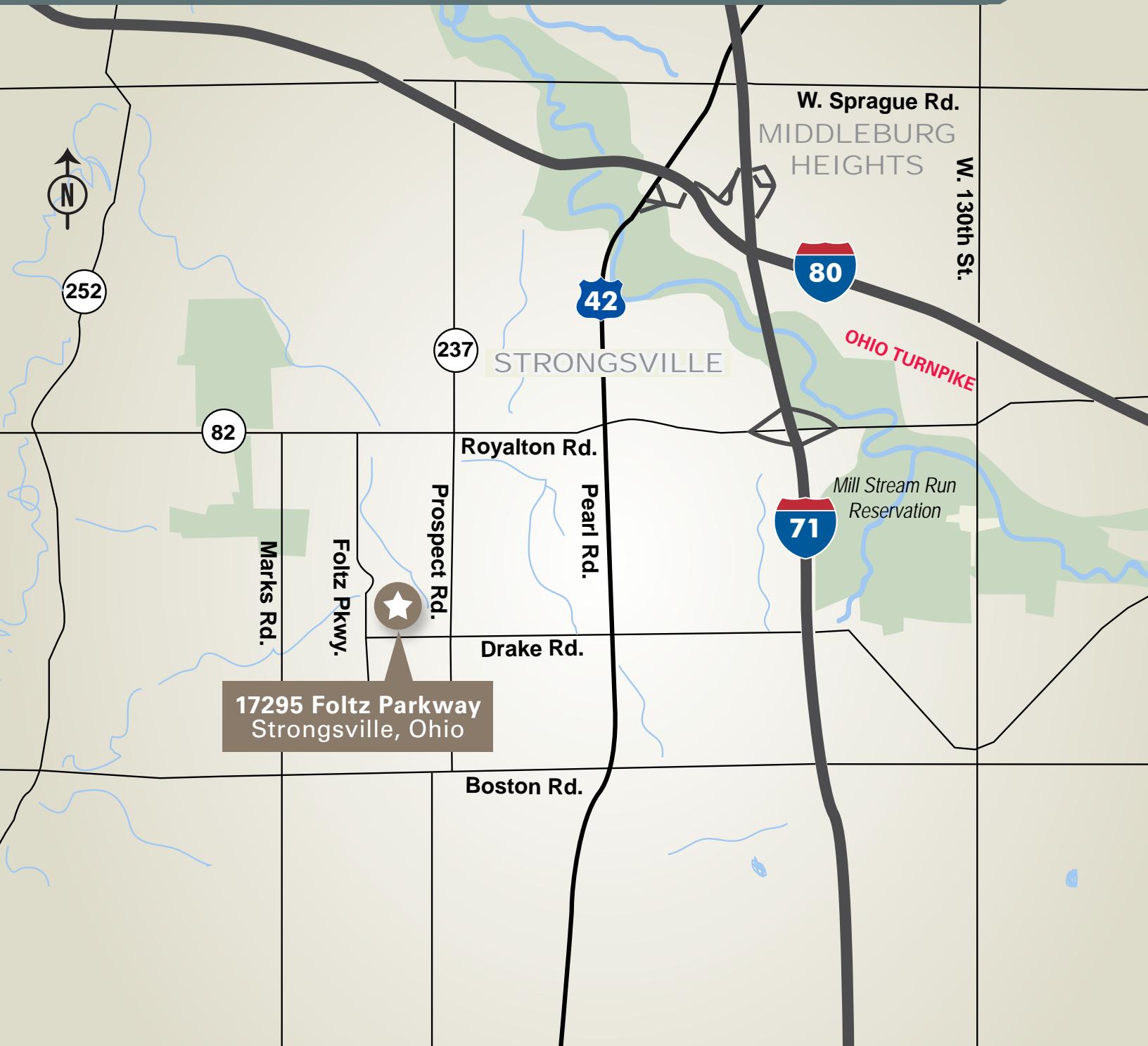
# PROPERTY HIGHLIGHTS



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# LOCATION MAP



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# REGIONAL MAP



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## CONTACT



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