

13,360 SF Industrial Flex Space Available

For Lease | 18665 Sheldon Road, Middleburg Heights, Ohio 44130



 CUSHMAN &
WAKEFIELD

 CRESKO
Real Estate



Property Specifications

Construction:	Masonry
Floor:	Concrete
Clear Height	22'
Sprinkler:	Wet
Lighting:	Fluorescent

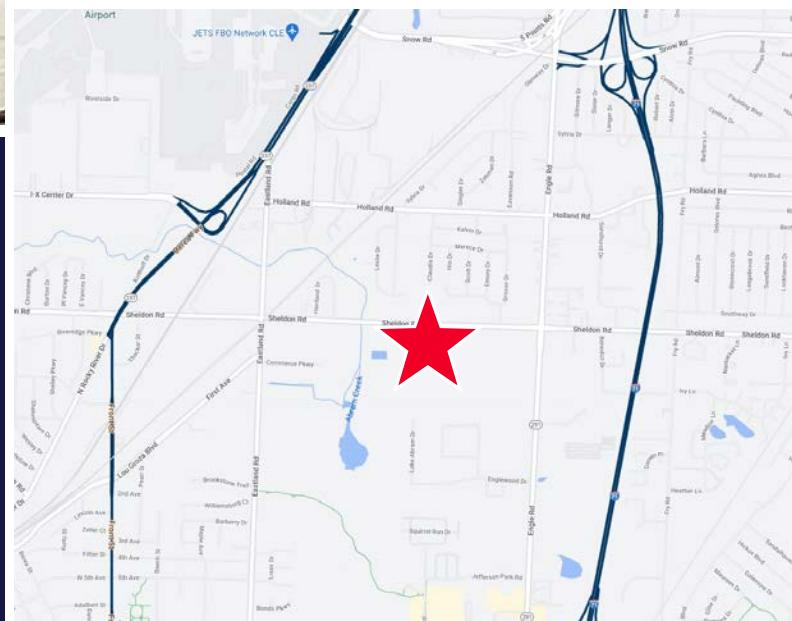
Heat:	Overhead Gas
Power:	200A / 120/208V / 3P 100A / 120/208V / 3P
Docks:	Four (4)
Drive-in Doors	One (1)

PROPERTY HIGHLIGHTS

- Well maintained office/warehouse units
- Located near Cleveland Hopkins International Airport (I-71/I-480)
- Warehouse offers 22' clear sprinklered space

LEASE RATE

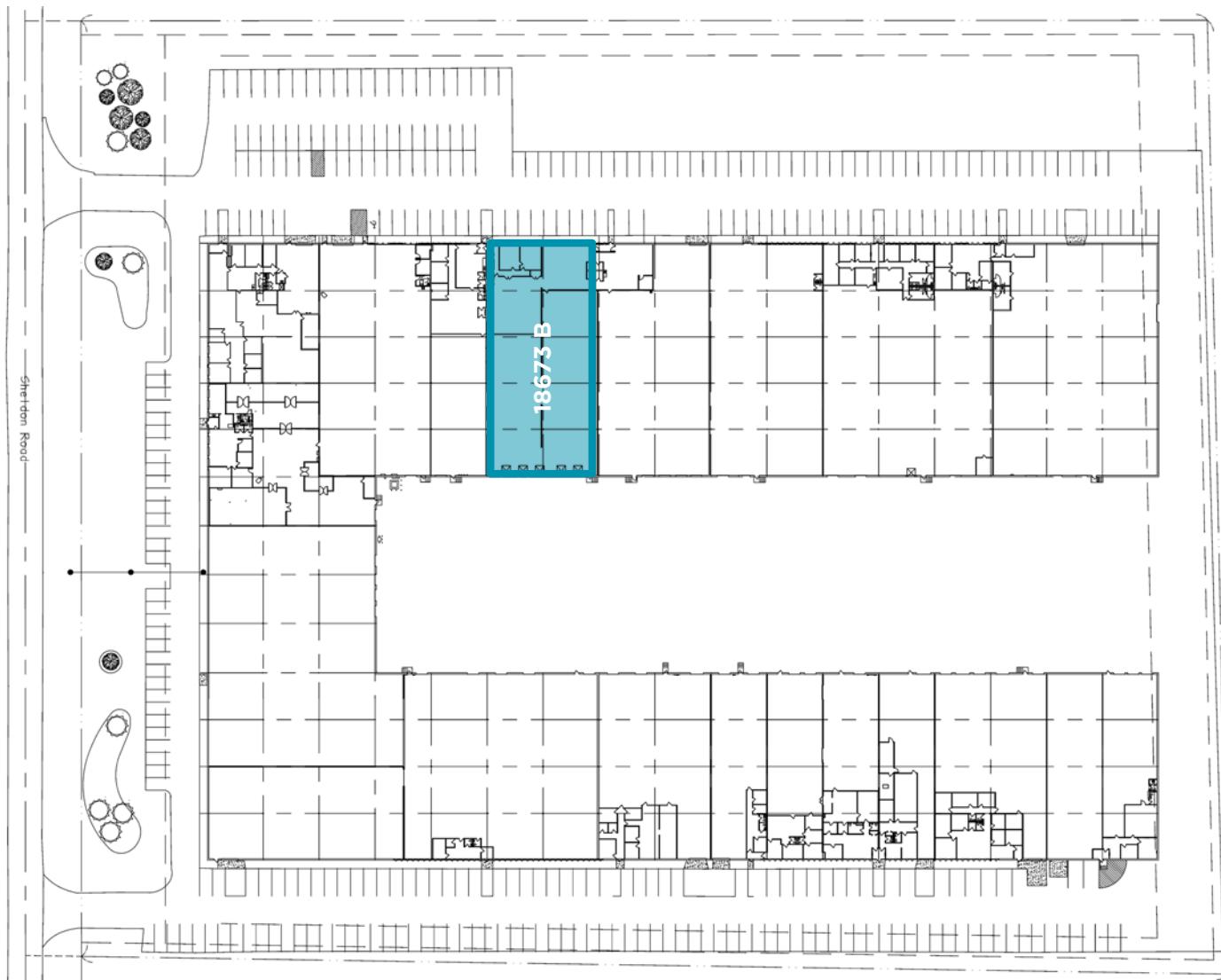
Warehouse: \$5.25/SF NNN
Office: \$10.50/SF NNN
NNN: \$2.01/SF



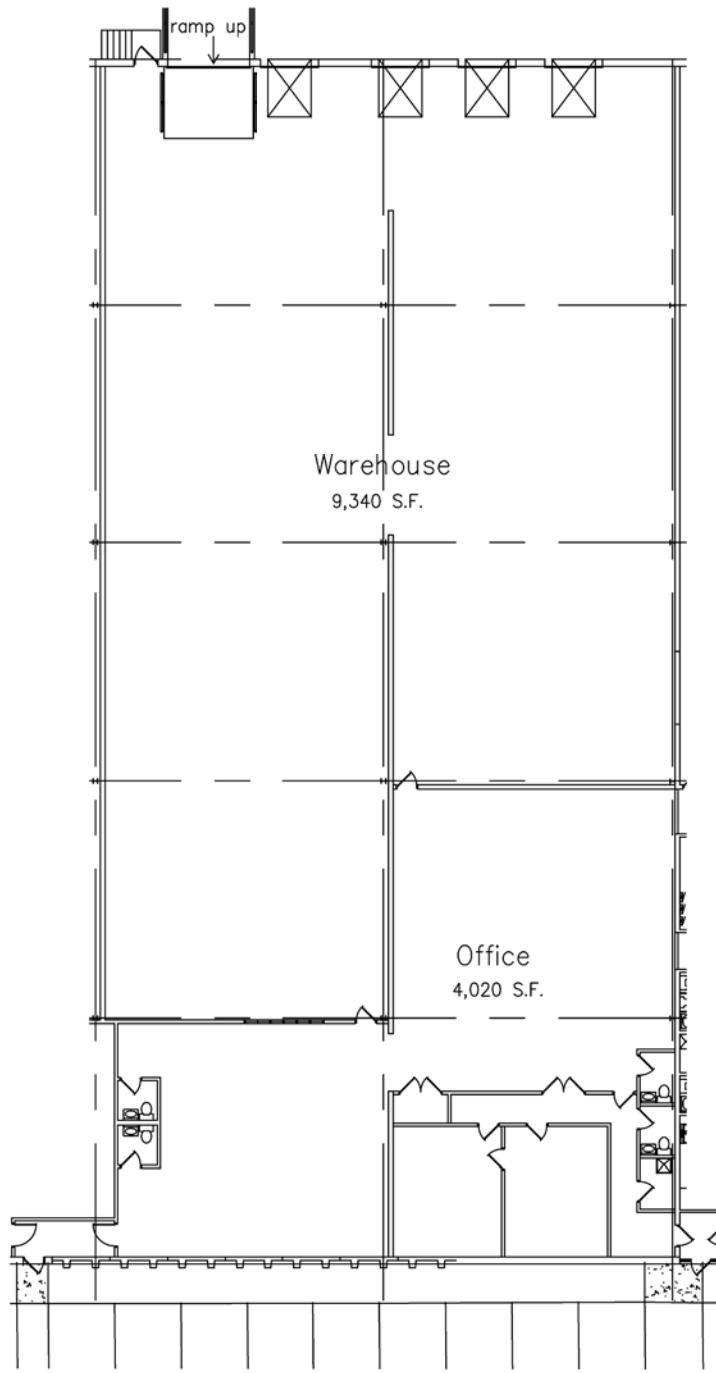
Site Plan

Availability

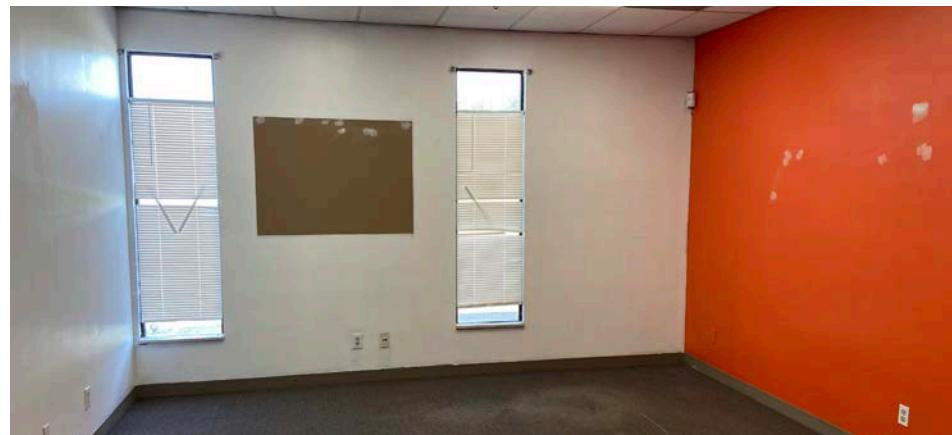
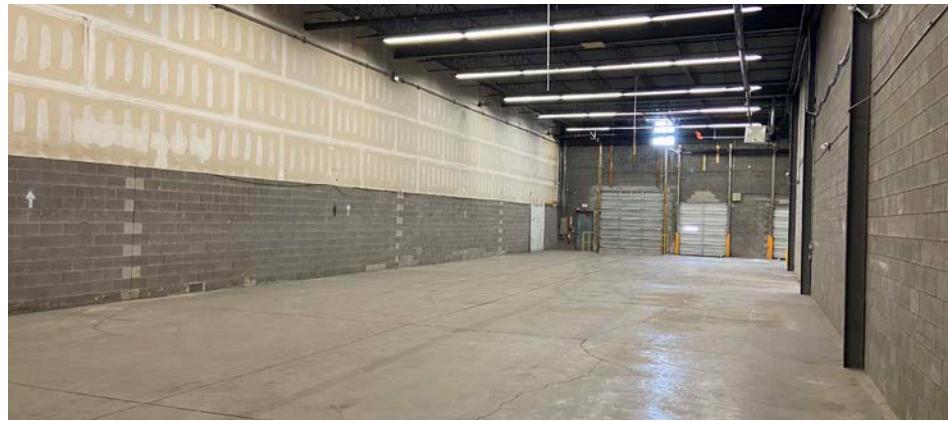
UNIT	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS	DIVISIBLE TO
18673 B	13,360 SF	4,020 SF	9,340 SF	Four (4)	One (1)	6,600 SF



Floor Plan | Unit 18673 B - Divisible to Two (2) 6,600 SF Units



Unit 18673 B





18665 Sheldon Road

Google earth



**18665 SHELDON ROAD
MIDDLEBURG HEIGHTS, OHIO 44130**

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