

13,360 SF Industrial Flex Space Available

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





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

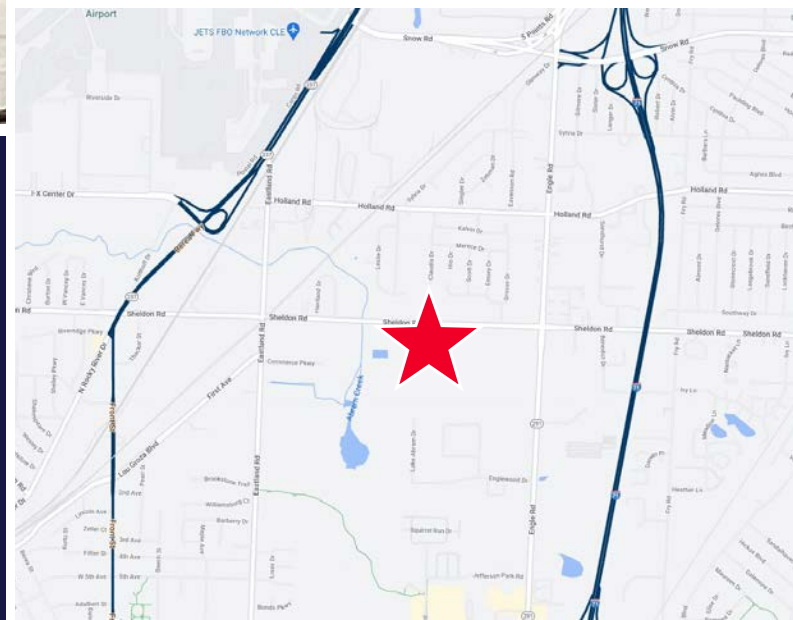
- Well maintained office/warehouse units
- Located near Cleveland Hopkins International Airport (I-71/I-480)
- Warehouse offers 22' clear sprinklered space

LEASE RATE

Warehouse: \$5.25/SF NNN

Office: \$10.50/SF NNN

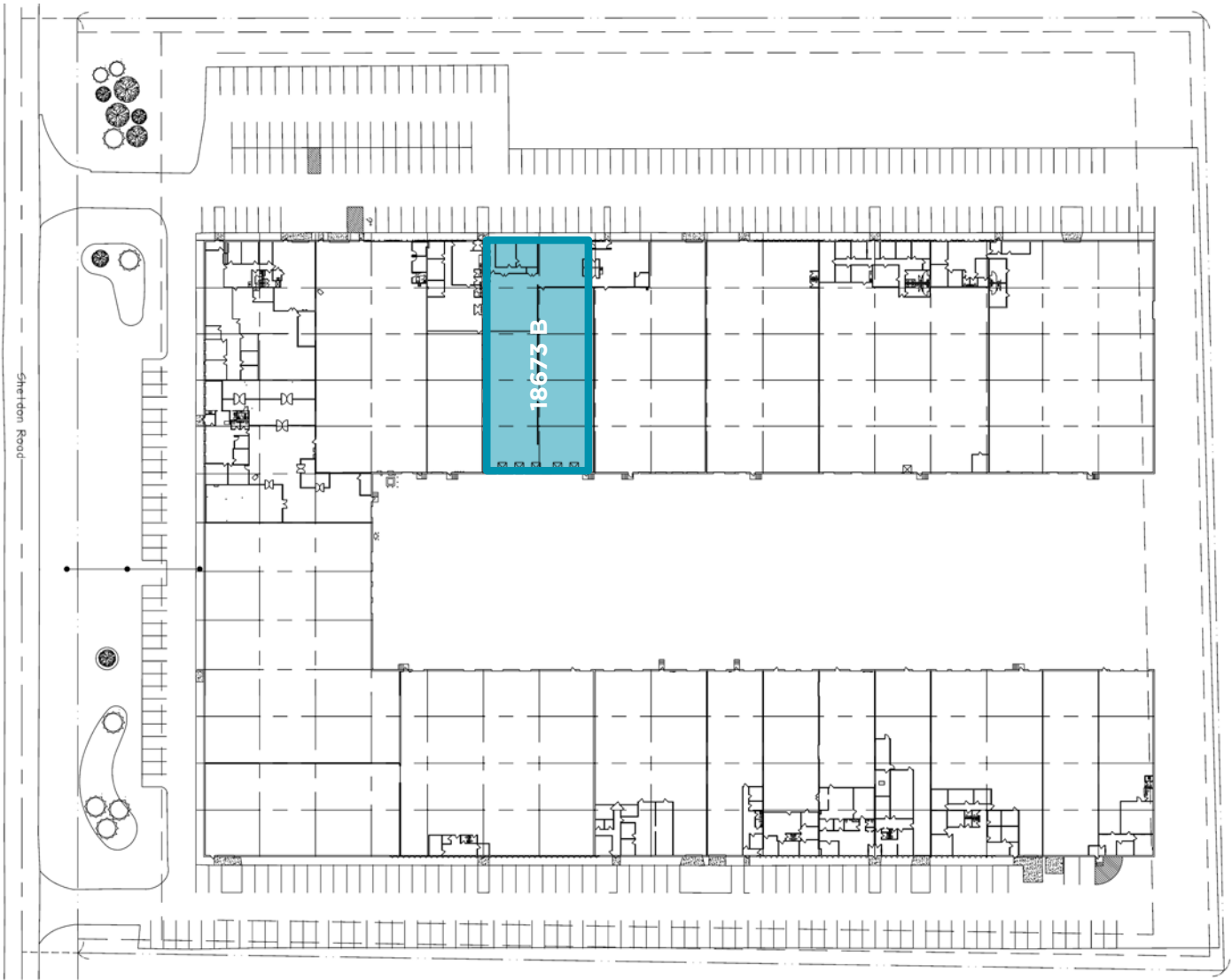
NNN: \$2.01/SF



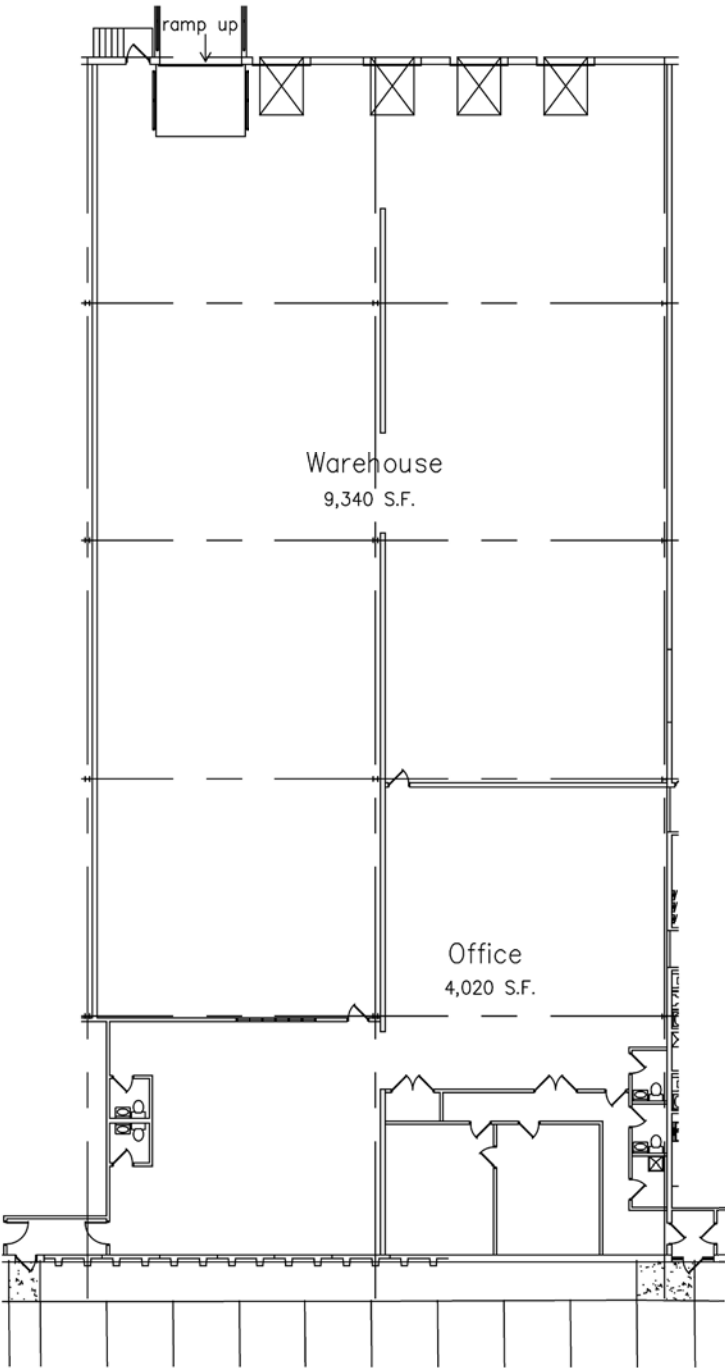
Site Plan

Availability

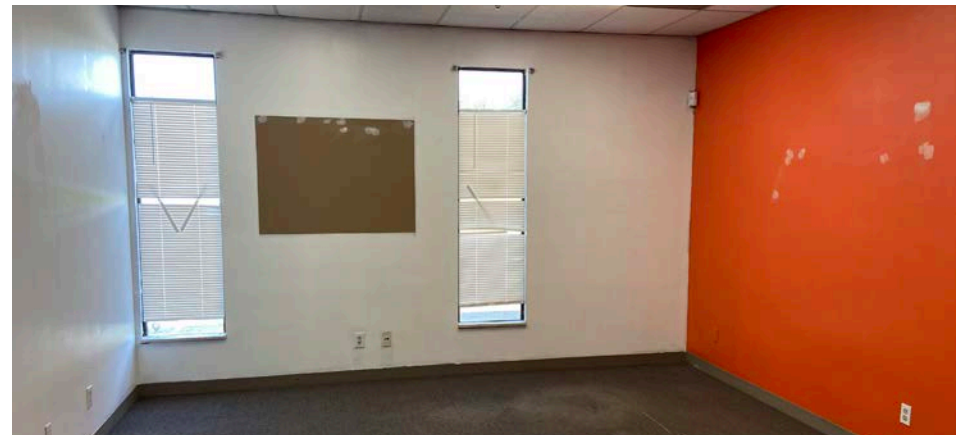
UNIT	TOTAL SF	OFFICE SF	WAREHOUSE SF	DOCKS	DRIVE-IN DOORS	DIVISIBLE TO
18673 B	13,360 SF	4,020 SF	9,340 SF	Four (4)	One (1)	6,600 SF



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



Unit 18673 B





LORAIN RD

237

INTERSTATE
71

INTERSTATE
480



WOODSPRING
SUITES
AN EXTENDED STAY HOTEL



Sysco



CLE
CLEVELAND HOPKINS
INTERNATIONAL AIRPORT

Ford
Engine
Plant

INTERSTATE
71

BROOKPARK RD

FedEx

FastPark & Relax

Marc's
Fresh Savings. Smart Living.



CFNA



Pearl S.C.
BIG LOTS! HARBOR FREIGHT
KeyBank OHIO SAVINGS BANK

18665 Sheldon Road



Google earth



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

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