

FOR LEASE

AIRPORT DISTRIBUTION COMPLEX

18901 Snow Road

Brook Park, Ohio 44142



655,180 SF AMENITY RICH DISTRIBUTION CENTER

- 105,600 SF AVAILABLE
- EXTRA HIGH HAZARD SPRINKLER
- EXCELLENT INTERSTATE ACCESS
- INSIDE RAIL (CSX)
- ON-SITE MANAGEMENT
- TRAILER PARKING

**January 1, 2025
Delivery**



PROPERTY FEATURES



655,180 SF

TOTAL BUILDING SIZE

105,600 SF

TOTAL SPACE AVAILABLE

30.95 ACRES

TOTAL SITE SIZE

\$4.50/SF NNN

LEASE RATE

\$1.01/SF

ESTIMATED NNN EXPENSES

PROPERTY SPECIFICATIONS

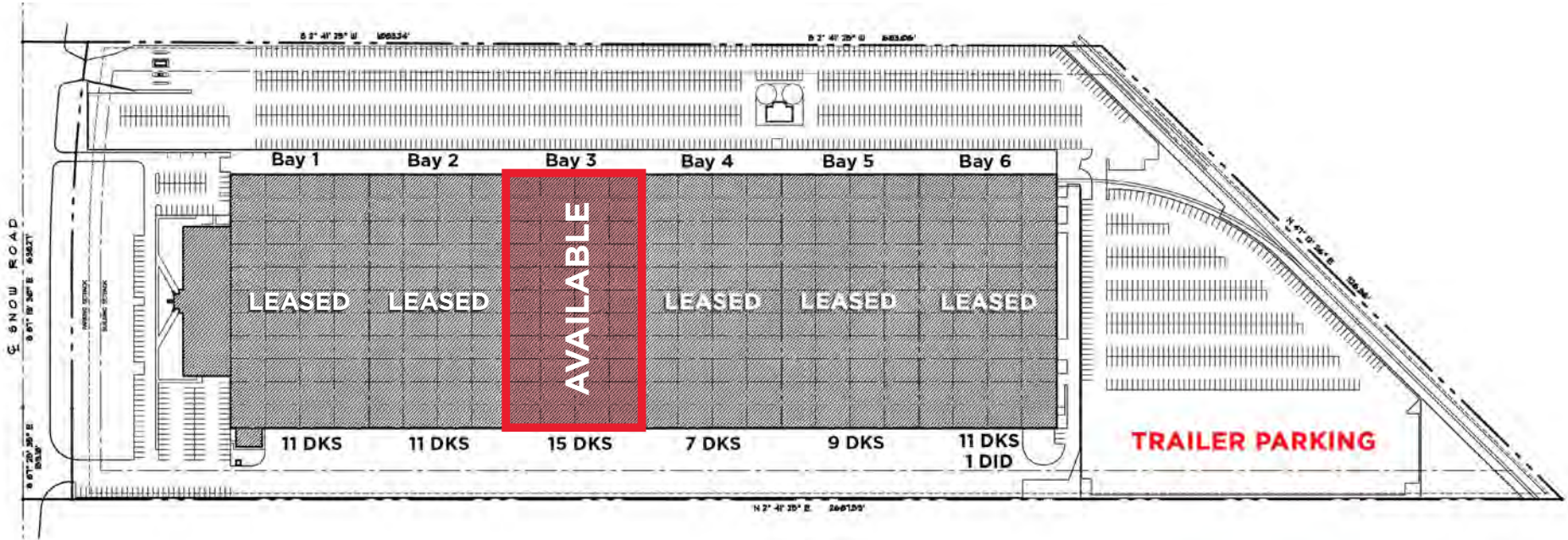
BUILDING SF	655,180 SF
WAREHOUSE SF	625,664 SF
OFFICE SF	29,516 SF
AVAILABLE SF	105,600 SF
AVAILABLE WAREHOUSE SF	105,504 SF
AVAILABLE OFFICE SF	96 SF
MINIMUM DIVISIBLE	105,600 SF
LAND	30.95 acres
CEILING HEIGHT	20' - 28'
YEAR CONSTRUCTED	1956
CONSTRUCTION	Masonry
COLUMN SPACING	40' x 60'
DOCKS	Sixty-four (64)
DRIVE-IN DOORS	Two (2)
SPRINKLER	Extra High Hazard
LIGHTING	LED
HEAT	Air Rotation / Radiant Tube
POWER	1200A / 240/480V / 3P
CAR PARKING	104 spaces
TRAILER PARKING	80 spaces
INSIDE RAIL	CSX (24 car)
ROOF	New - 3/2024 installation commencement. R-26 foam insulation under Johns Manville 2-ply modified Bitumen roof system. 20 year warranty.

CURRENT AVAILABILITIES

BAY 3 - JANUARY 1, 2025 DELIVERY

105,600 SF TOTAL SPACE AVAILABLE	96 SF OFFICE SPACE	105,504 SF INDUSTRIAL SPACE
FIFTEEN TOTAL DOCKS	EXTRA HIGH HAZARD SPRINKLER	20'-28' CLEAR CEILING HEIGHT
ELEVEN W/ LEVELERS & SEALS	LED LIGHTING ACTIVE RAIL	

PROPERTY FLOOR PLAN



SITE PLAN
SCALE = 1/8"=1'-0"



PRICING

Lease Rate: \$4.50/SF NNN

NNN EXPENSES

Real Estate Taxes . . . \$\$.49/SF
 Insurance \$.15/SF
 CAM. \$.37/SF

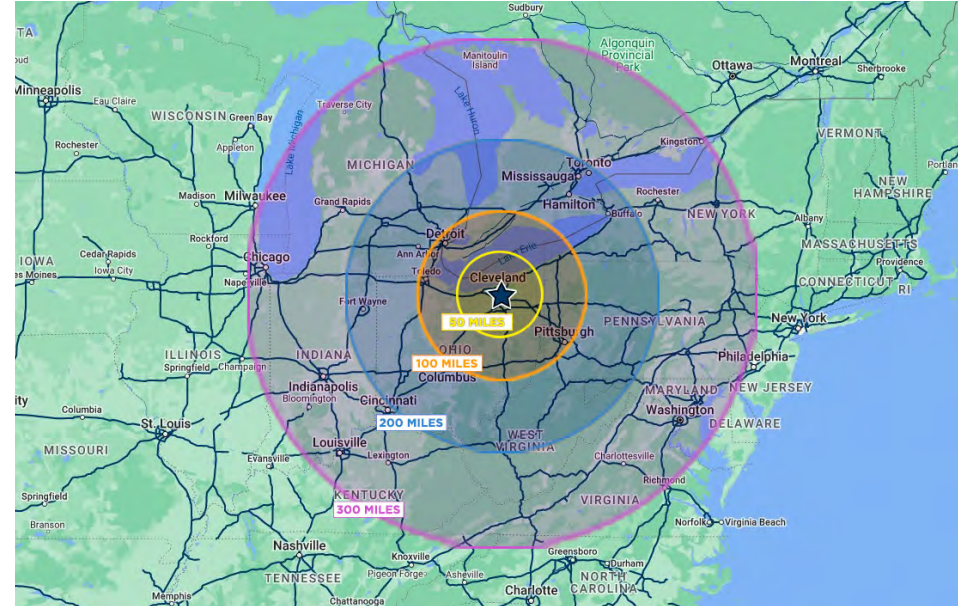
TOTAL \$1.01/SF

PROPERTY ABOUT

DRIVE-TIME FROM NE OHIO



RADIUS MAP



REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	0.5 miles	2 m
Columbus	1,687,000	134 miles	1 h 56 m
Detroit	3,521,000	172 miles	2 h 34 m
Pittsburgh	1,699,000	120 miles	2 h 19 m
Cincinnati	1,764,000	243 miles	3 h 29 m
Indianapolis	1,858,000	307 miles	4 h 26 m
Louisville	1,107,000	340 miles	4 h 53 m
Chicago	8,901,000	353 miles	5 h 21 m
Toronto	6,313,000	300 miles	4 h 58 m
Washington D.C.	5,434,000	360 miles	6 h 1 m
Philadelphia	5,756,000	438 miles	6 h 56 m
New York	18,867,000	458 miles	7 h 10 m
Charlotte	2,204,000	503 miles	7 h 35 m





JOSEPH V. BARNA, SIOR
Principal
+1 216 525 1464
jbarna@crescorealestate.com

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6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com