

FOR LEASE

18201 Sheldon Road

Middleburg Heights, Ohio 44130



28,485 SF FREESTANDING WAREHOUSE FACILITY

21,701 SF WAREHOUSE & 6,784 SF OFFICE



PROPERTY FEATURES



28,485 SF

TOTAL BUILDING SIZE

7.14 ACRES

TOTAL SITE SIZE

21,701 SF

WAREHOUSE SIZE

6,784 SF

OFFICE SIZE

First Floor: 1,834 SF
Second Floor: 4,950 SF

\$7.25/SF NNN

LEASE RATE

COMMENTS

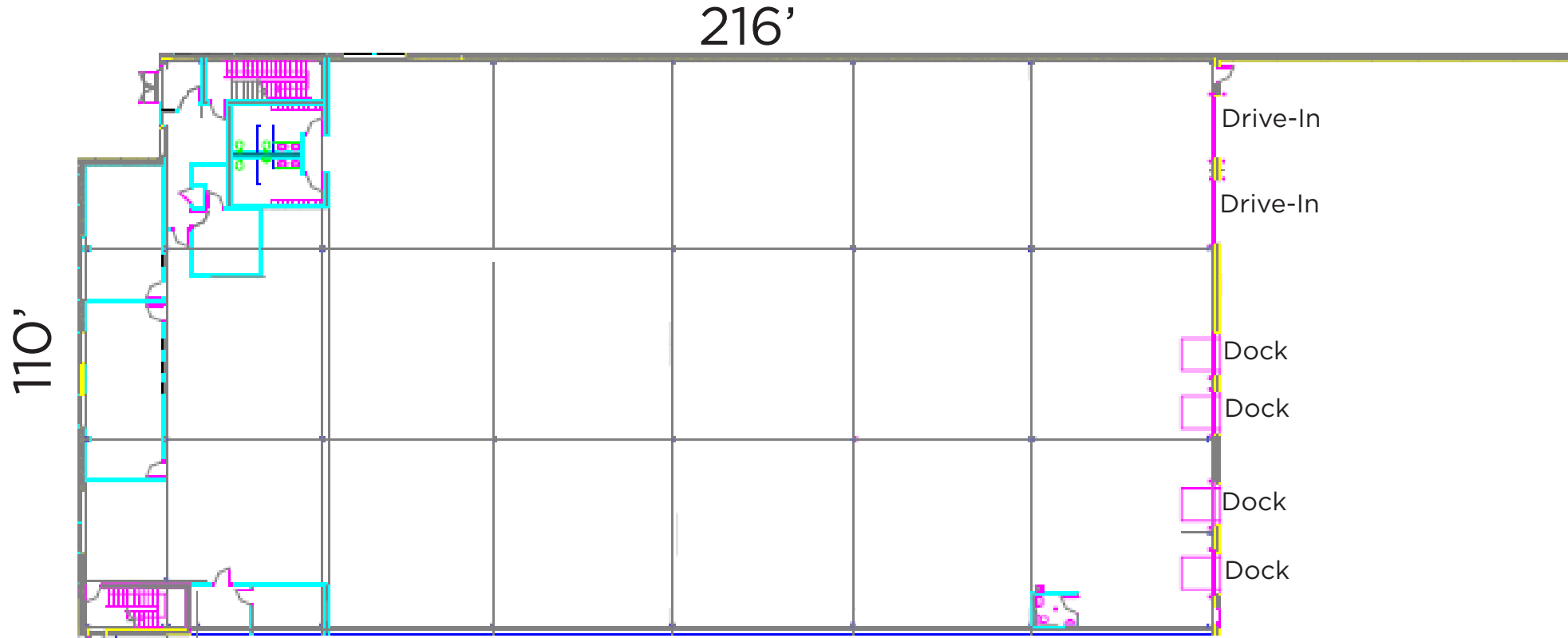
- Class A industrial building in excellent condition
- Close proximity to Cleveland Hopkins International Airport
- Four (4) docks and two (2) drive-in doors
- Ideal for warehouse or manufacturing
- Additional land available for expansion
- All concrete pavement and masonry walls for low maintenance occupancy costs
- Move-in ready condition

PROPERTY SPECIFICATIONS

CONSTRUCTED:	2002
CONSTRUCTION:	Brick
ROOF:	Rubber
LIGHTING:	LED
HEAT:	Gas Radiant
A/C:	Office
SPRINKLER:	Wet
CLEAR HEIGHT:	29'
COLUMN SPACING:	36'x34'
DOCKS:	Four (4) - 8'x9' w/ levelers
DRIVE-IN DOORS:	Two (2) - 12'x12'
PARKING:	50
POWER:	800A / 3P
ZONING:	General Industrial

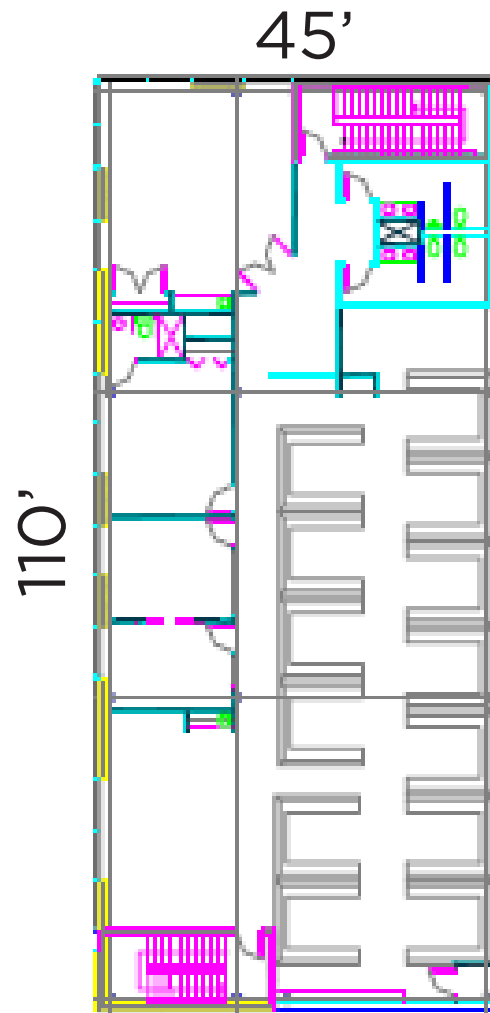
1ST FLOOR PLAN

Office: 1,834 SF
Warehouse: 21,701 SF



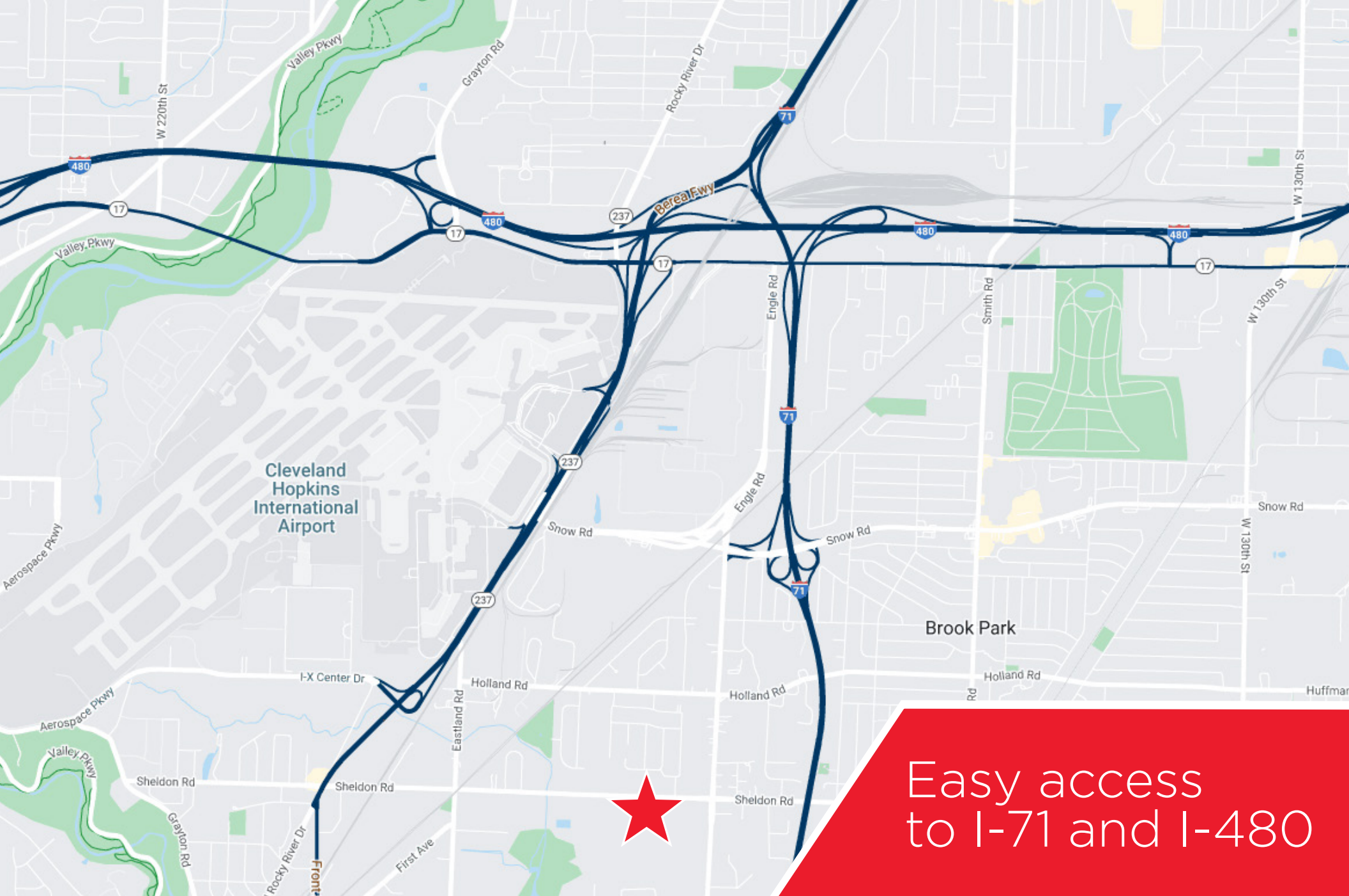
2ND FLOOR PLAN

Office: 4,950 SF



PROPERTY PHOTOS





Easy access
to I-71 and I-480

MATTHEW E. BEESLEY

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