



## 3953 Colorado Ave

3953 Colorado Ave, Sheffield Lake, OH 44054



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## 3953 Colorado Ave

\$5.00 - \$10.00 /SF/Yr

Versatile Retail / Office / Industrial Warehouse spaces available to meet the needs of any new or growing business. Spaces are adjacent to an existing business owned by the property owner.

Each space is ready to use and modifications, build outs, and upgrades to the spaces are negotiable....

- Minutes from the interstate
- Ample parking for customers, employees, and outdoor storage
- Space modification and build outs negotiable



Rental Rate: \$5.00 - \$10.00 /SF/Yr

Property Type: Industrial

Property Sub-type: Warehouse

Rentable Building Area: 20,425 SF

Year Built: 1979

Rental Rate Mo: \$0.83 USD/SF/Mo

### 1st Floor Ste B

Space Available	2,400 SF
Rental Rate	\$10.00 /SF/Yr
Contiguous Area	11,000 SF
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Pristine space, ready to use for either retail or office with a mostly open floor plan. Shared customer parking with adjacent business and separate entrance through covered walkway. Opportunity to additional buildout and modifications are negotiable.

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### 1st Floor Ste C

Space Available	2,600 SF
Rental Rate	\$10.00 /SF/Yr
Contiguous Area	11,000 SF
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Excellent ready-to-use office space with open floor plan. Perfect for the company that needs space to adapt for cubicles, open concept desks, and meeting or presentation space. Additional build out or adaption is negotiable.

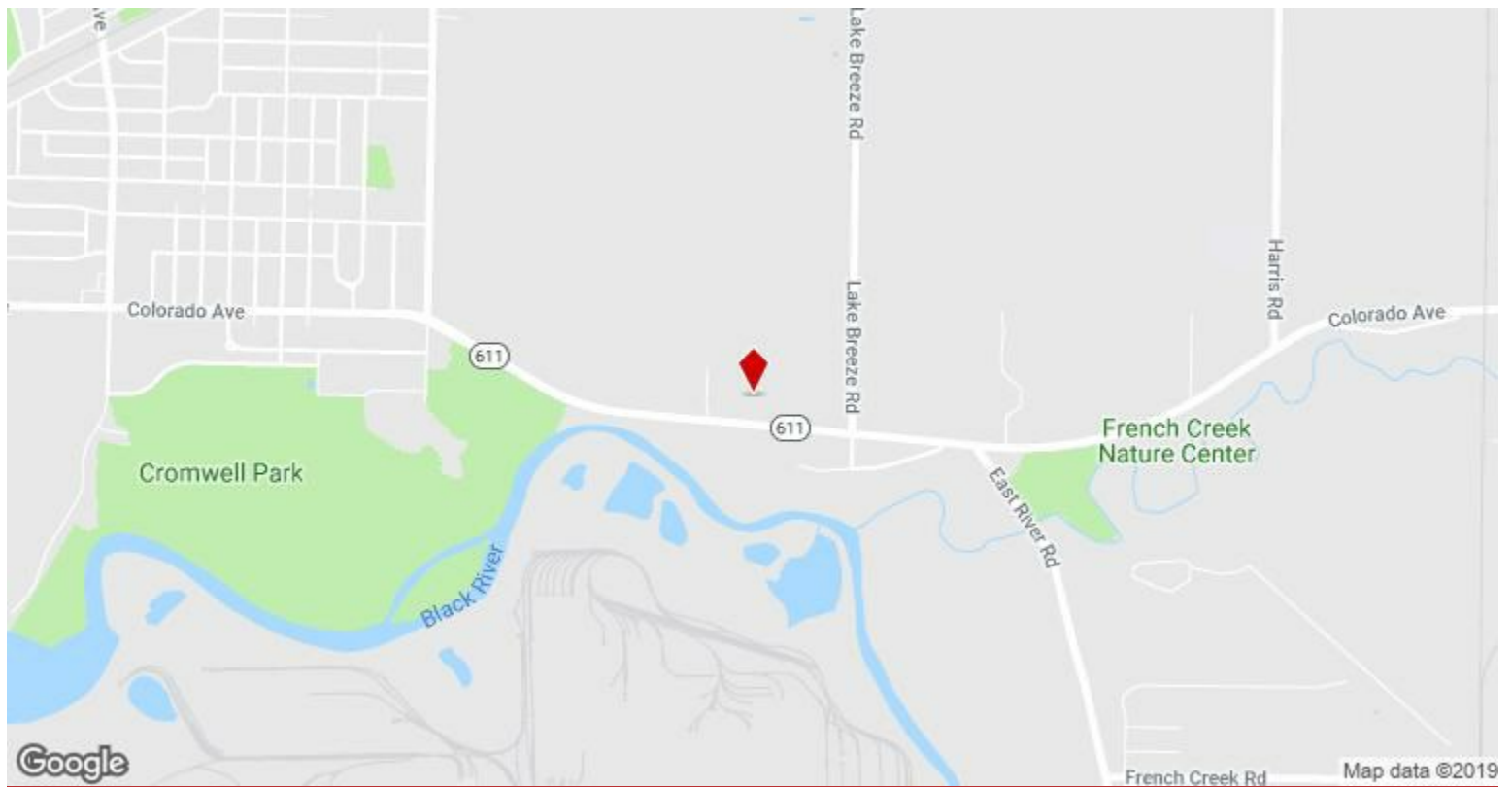
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### 1st Floor Ste D

Space Available	6,000 SF
Rental Rate	\$5.00 /SF/Yr
Contiguous Area	11,000 SF
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

Open, temperature controlled warehouse space. Optimal for inventory processing and storage. Space has potential for build out of office space, bathrooms, etc. to accommodate consistent for onsite presence and management.

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