

Prime Owner-User Flex Opportunity

For Lease and Sale | 9011 Freeway Drive, Macedonia, Ohio 44056



9011 Freeway Drive

- Flexible Lease or Owner-User Opportunity – Individual suites available or acquire the entire 30,057 SF building.
- Functional Flex Space – Office/warehouse mix with dock doors, drive-in doors, 3-phase power, and up to 17' clear heights.
- Prime Macedonia Location – Immediate access to I-271 and SR-82 with strong visibility in the Southeast Cleveland submarket.

Sale & Lease Price: Contact Broker

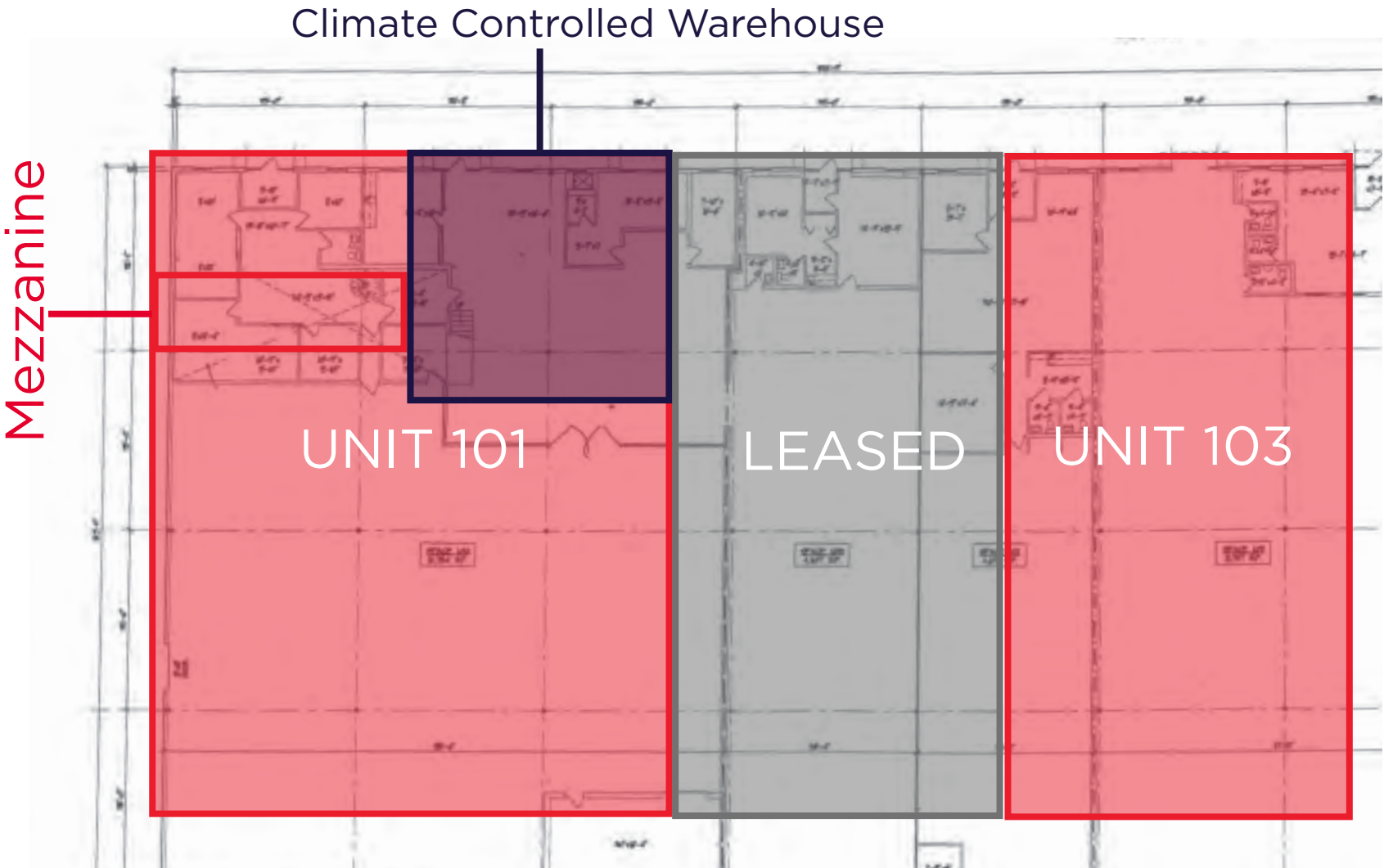
Quick Stats

Year Built	1979
Construction	Masonry/Steel
Power	200A/208V/3-Phase
Lighting	Fluorescent/LED
Heat	Overhead Gas Unit



Floorplan

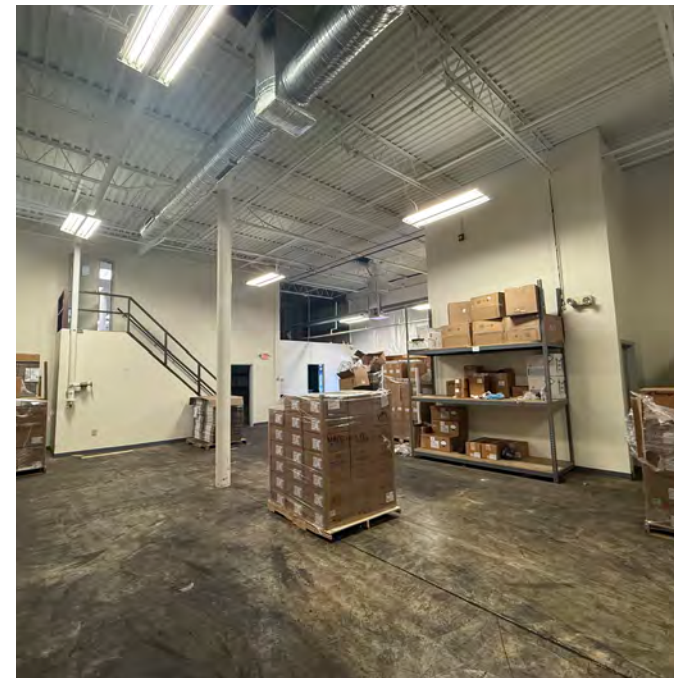
Unit	Total SF	Office SF	Warehouse SF	Docks	Drive-In Doors	Notes
101	12,784 SF	1,500 SF (includes 960 SF mezzanine)	11,284 SF	(3) - 8'; (1) - 12'	(1) - 12'	16'-17' Clear Height
103	8,757 SF	757 SF	8,000 SF	(2) - 8'x8'; (1) - 8'x10'	-	16'-17' Clear Height
TOTAL	21,541 SF	2,257 SF	19,284 SF			



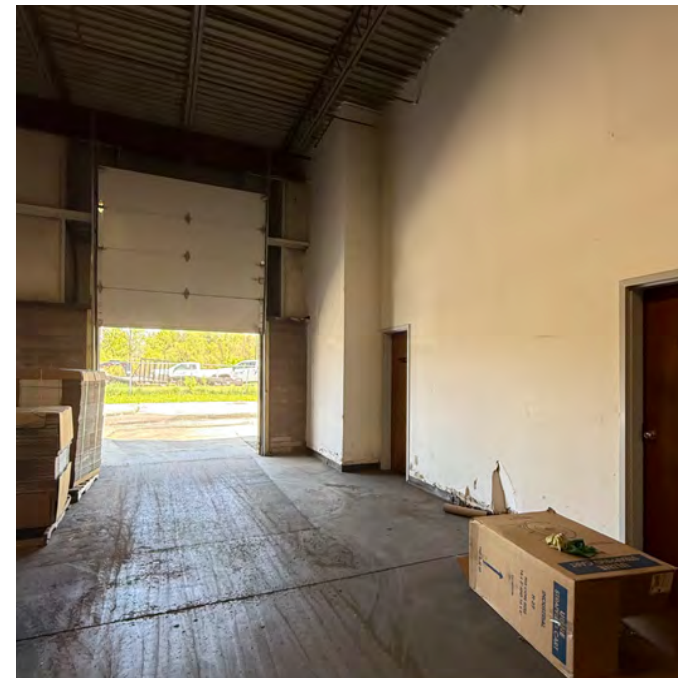
Property Photos



Property Photos - Unit 101



Property Photos - Unit 103



This aerial map provides a detailed view of the Macedonia Commons commercial district. Key features include:

- Major Roads:** I-271 (North-South), I-76 (East-West), and SR-82 (East-West) are clearly marked.
- Businesses and Landmarks:**
 - Top Center:** Porcelain Standard, SOURCE3 MEDIA, Great Lakes Distributing, Space Place Storage, LLC, ABB.
 - Center:** ROYAL CHEMICAL, DunRite, REINECKER'S, FASTENING SPECIALISTS, STEEL SUPPLY, Advancel Auto Parts, SUBWAY, Gordon, Auto Zone, Tractor Supply Co., Mr. Hero, KinderCare, Batteries + Bulbs, Macedonia Commons (PETS MARY, Walmart, KOHL'S, OUTBACK, McDonald's, ULTA, Wendy's, FARMHOUSE CINEMARK, FIVE BELOW, HOBREY LOBBY, KeyBank, Cleveland Clinic, Ohio Savings Bank).
 - Left Side:** CHEVROLET, ALDI, FIRST WATCH, SHERWIN WILLIAMS, MATTRESS FIRM, Vitamin Shoppe, TACO, MEXICAN WATERGARDEN, 11,365 vpd, 19,334 vpd, 13,360 vpd.
 - Bottom Left:** Crossings at Golden Link (LOBBY'S, TARGET, SPAIN, CHIPOTES), Macedonia Gateway Plaza (BEST BUY, petco, Office DEPOT, OfficeMax, Burlington, PNC), 13,365 vpd, 19,334 vpd, 13,360 vpd.
 - Bottom Center:** Highland Rd, 13,025 vpd, 22,235 vpd, 13,025 vpd, 22,235 vpd, 13,025 vpd, 22,235 vpd.
 - Bottom Right:** SteelPro, BENNETT SUPPLY, BURNS, DAVEY, PATIO ENCLOSURES, 13,025 vpd, 22,235 vpd.
- Other Labels:** 9011 Freeway Drive, 82, E AURORA RD, VALLEY VIEW RD, OLDE 8 RD, 8, 271, 76.



**9011 FREEWAY DRIVE
MACEDONIA, OH 44052**

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