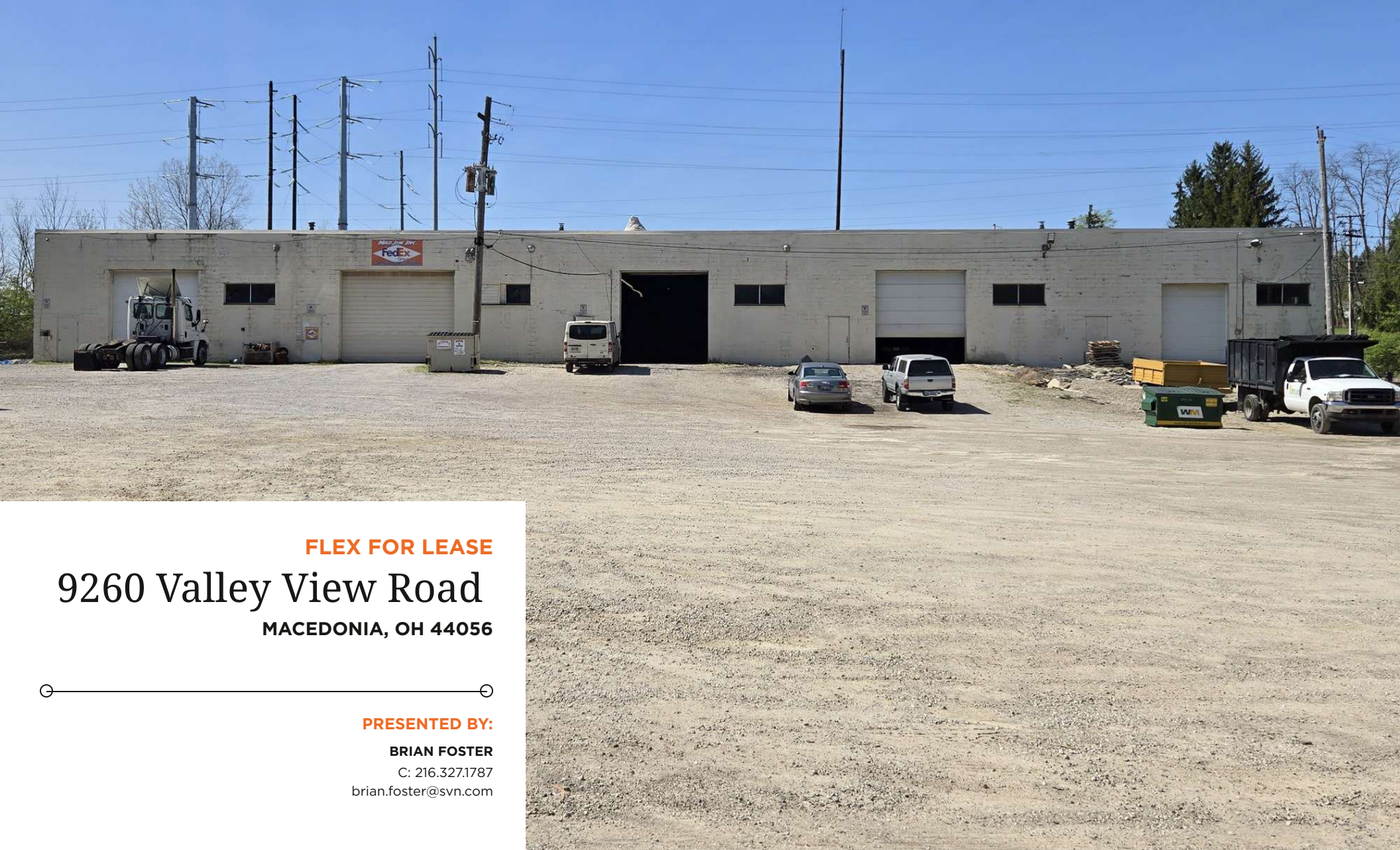




FLEX FOR LEASE

9260 Valley View Road

MACEDONIA, OH 44056

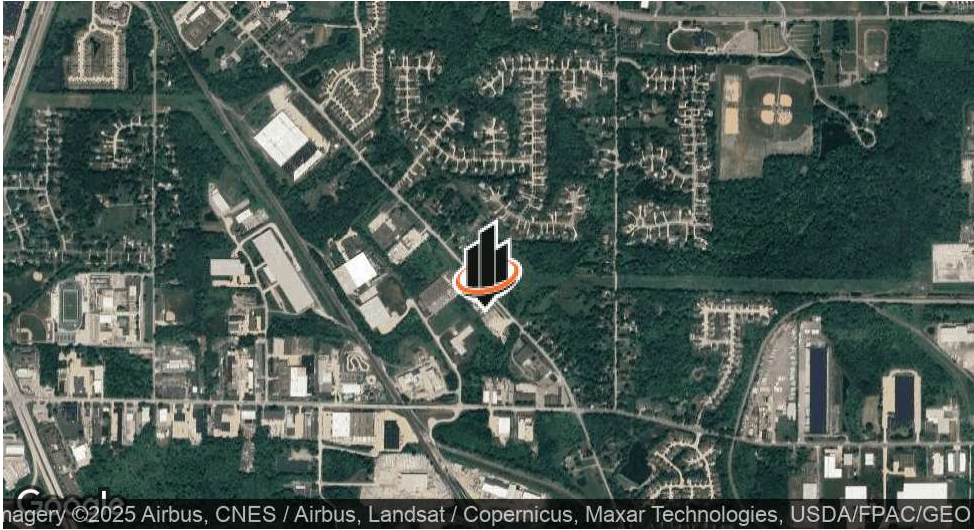
PRESENTED BY:

BRIAN FOSTER

C: 216.327.1787

brian.foster@svn.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The subject property is centrally located between Akron and Cleveland. Multiple flex units with approx. 4,000 warehouse (dimensions 40x80) and approx. 560 S/F of office per unit contiguous up to 9,120 S/F of space. Ideal for distribution, contractors space, or dry storage. Tenant responsible for base rent, utilities, and CAM charge.

PROPERTY HIGHLIGHTS

- 1970 Construction
- Ceiling Height: 17'7"
- Drive In Doors: 14'x14'
- Warehouse Heating : Gas/Radiant

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OFFERING SUMMARY

AVAILABLE SPACE:	4,560 SF - 9,120 SF
MONTHLY BASE RATE:	\$2,470 to \$4,940
BUILDING SIZE:	24,000 SF
LOT SIZE:	3.06 acres
ZONING:	L-I, Limited Industrial
APN:	3301887

AVAILABLE SPACE

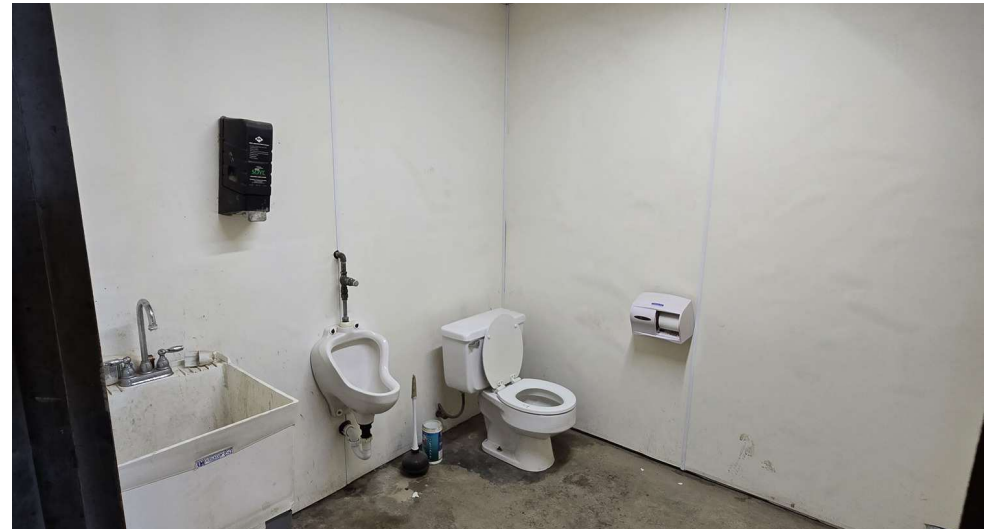
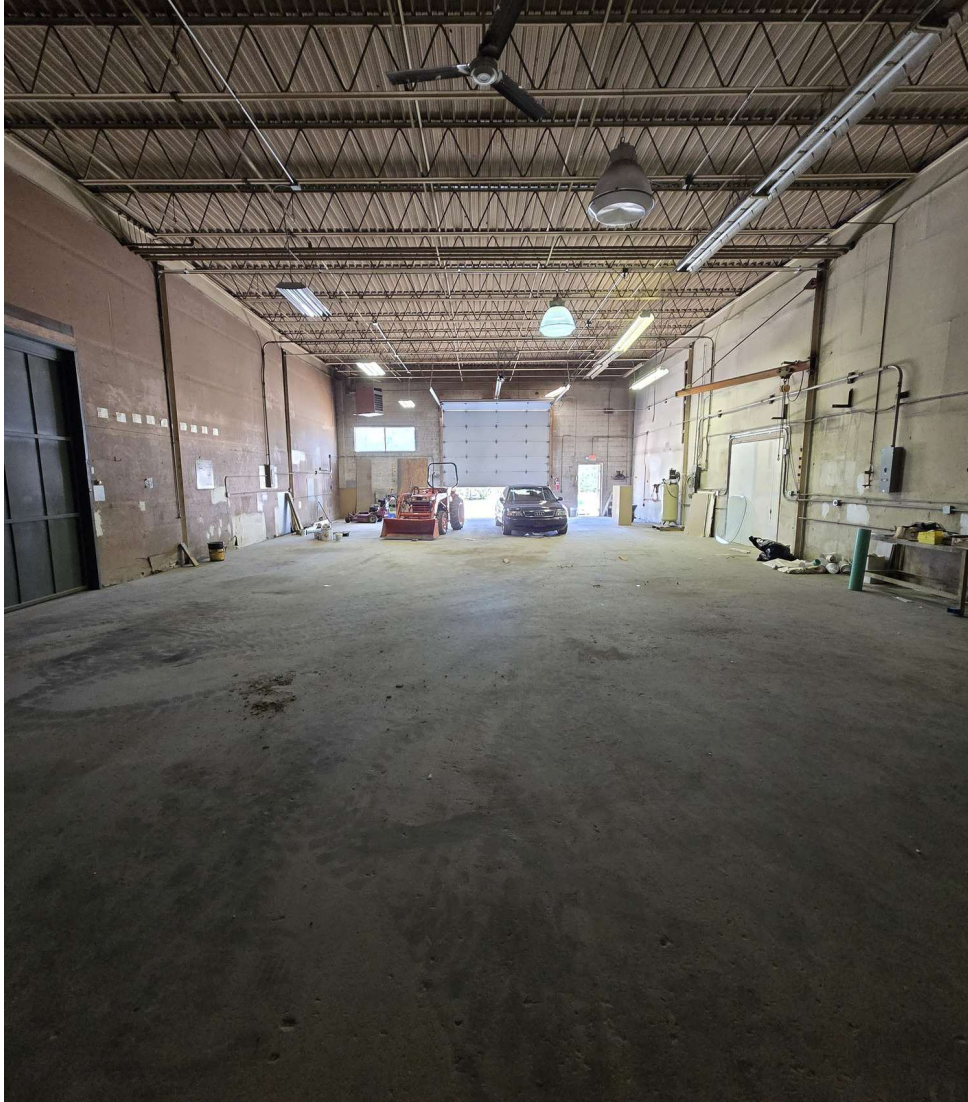


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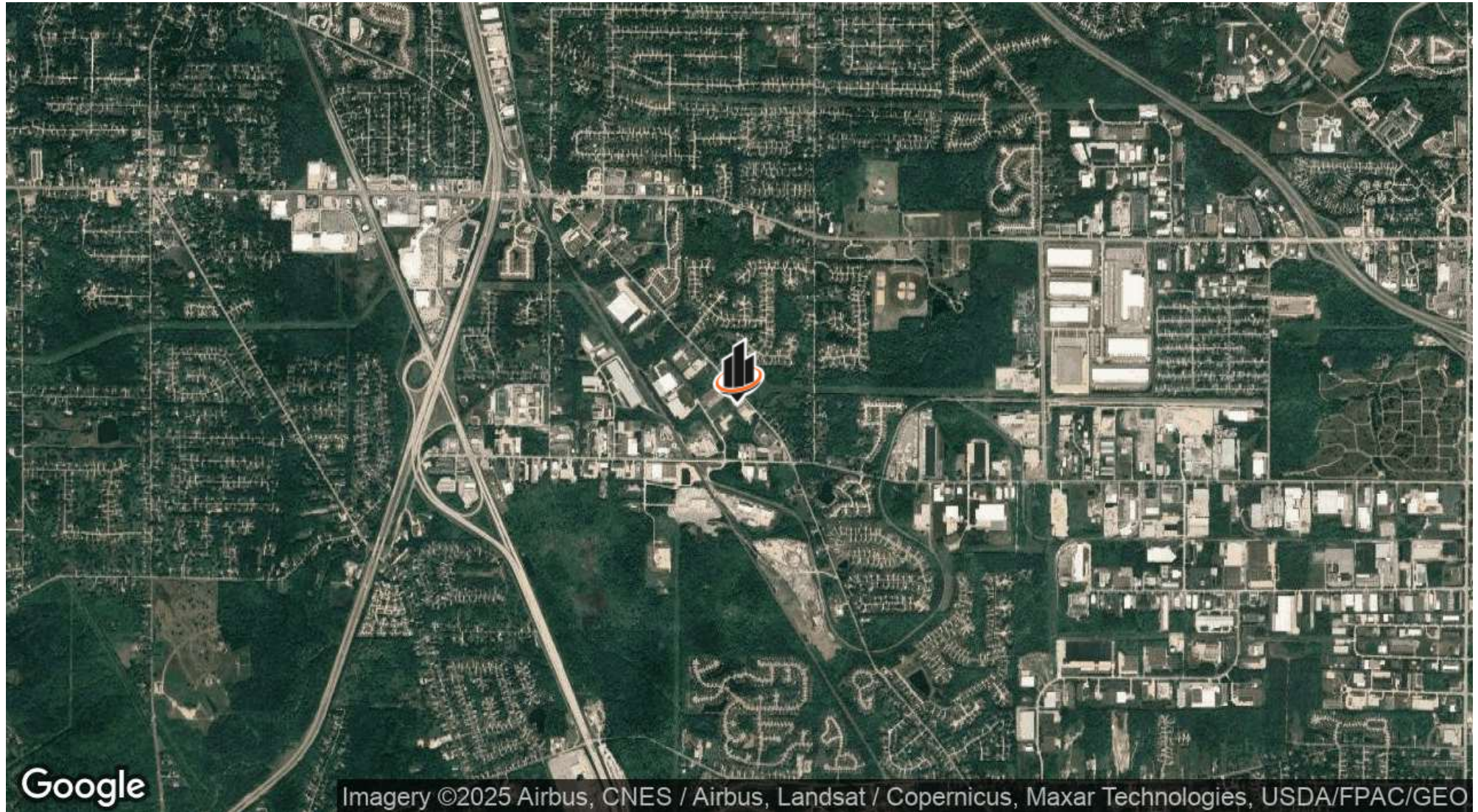
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

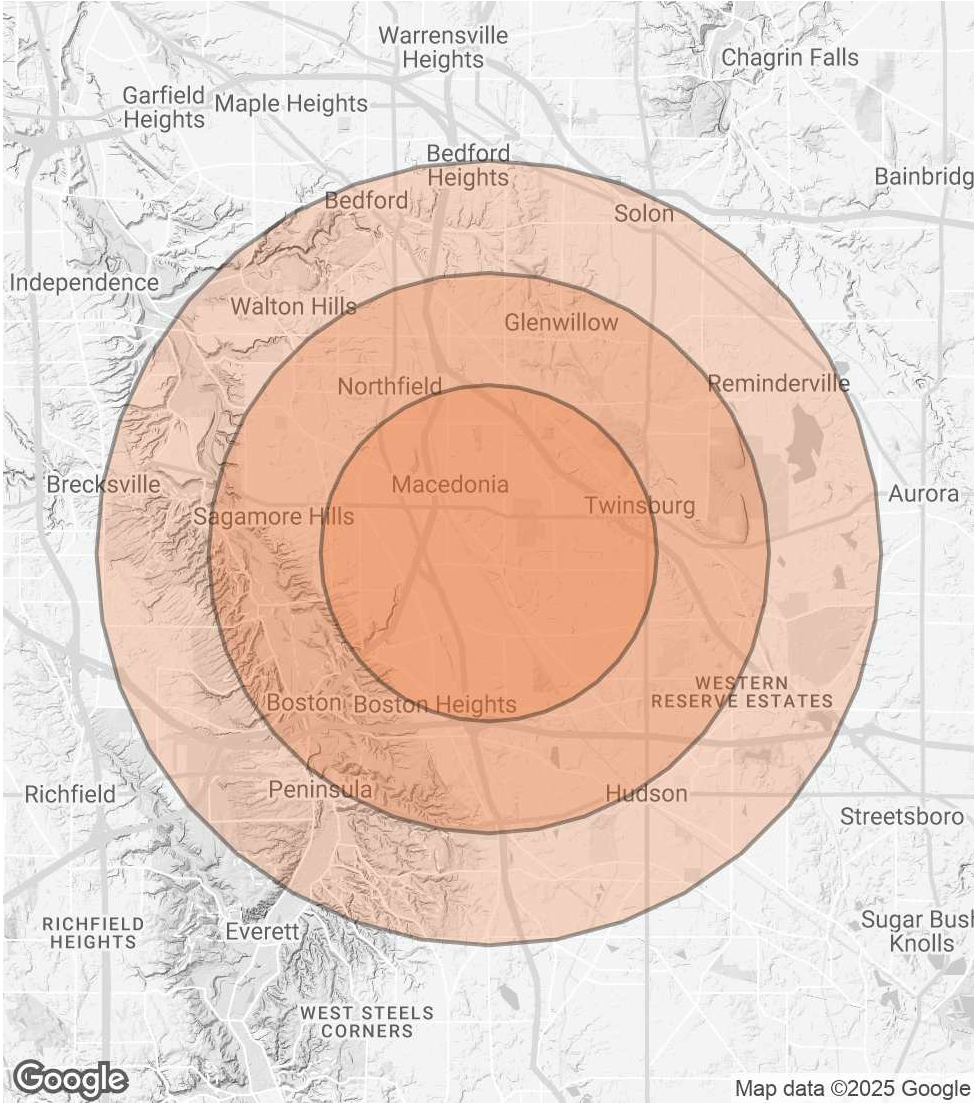
POPULATION 3 MILES 5 MILES 7 MILES

TOTAL POPULATION	30,318	71,532	140,731
AVERAGE AGE	44	44	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	46	46	45

HOUSEHOLDS & INCOME 3 MILES 5 MILES 7 MILES

TOTAL HOUSEHOLDS	12,186	28,656	57,196
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$131,235	\$141,215	\$136,381
AVERAGE HOUSE VALUE	\$324,615	\$350,693	\$344,142

Demographics data derived from AlphaMap

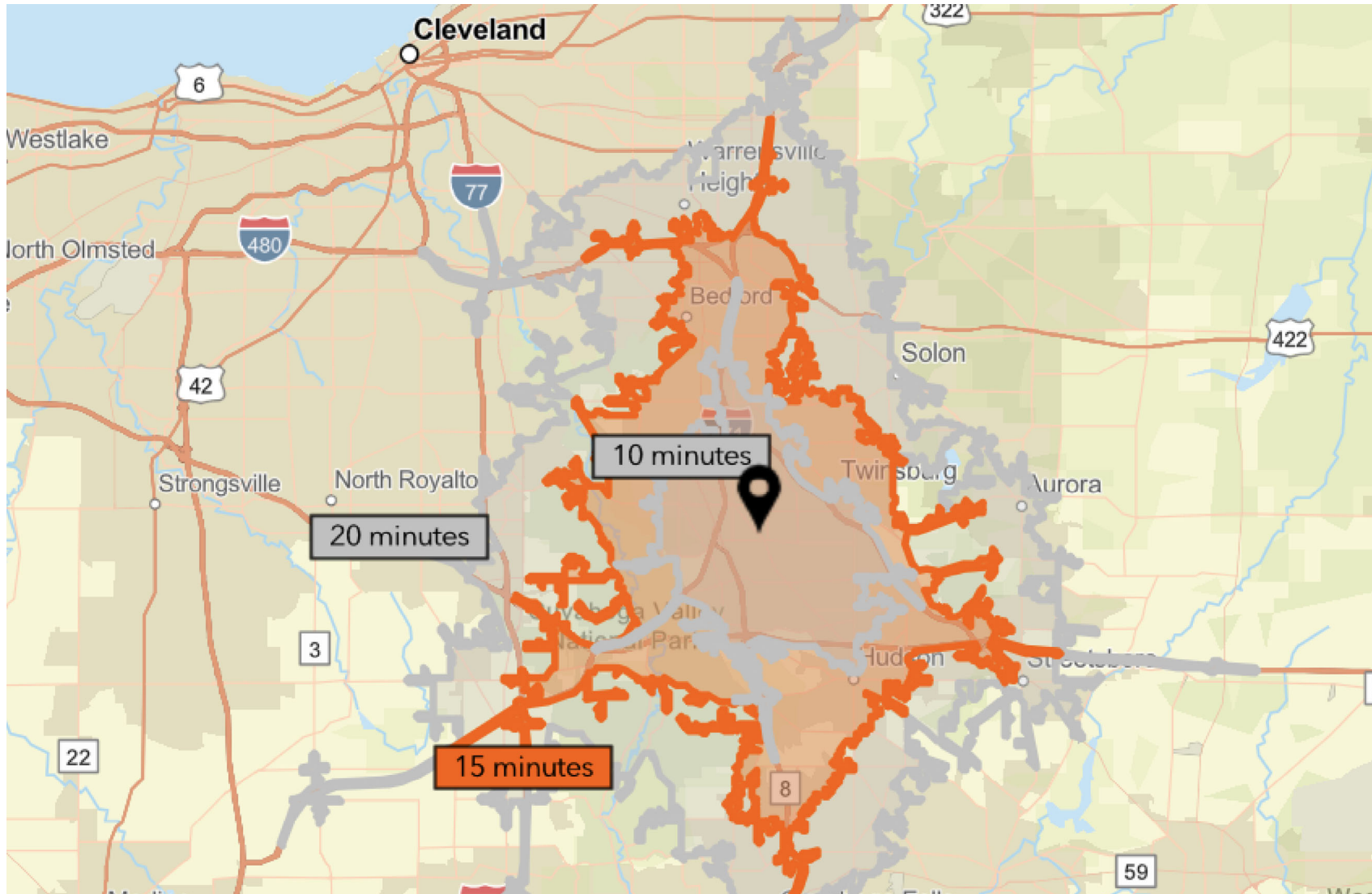


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DRIVE TIME MAP



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