

FOR LEASE

6650-6670 W. SNOWVILLE ROAD

Brecksville, Ohio 44141



117,970 SF BUILDINGS

UP TO 7,500 SF AVAILABLE

HIGH IMAGE CORPORATE PARK LIKE SETTING

PROPERTY FEATURES



117,970 SF

TOTAL BUILDING SIZE

10.45 acres

LOT SIZE

OFFICE: \$12.00 NNN

WAREHOUSE: \$6.00 NNN

LEASE RATE

COMMENTS

- High image corporate park like setting / campus
- Logistically and strategically located between Akron and Cleveland
- Just minutes off I-77 and I-80 (Ohio Turnpike)
- Join national and local tenants in this professionally managed corporate park
- Traffic count at I-77 is 52,500+ vehicles per day

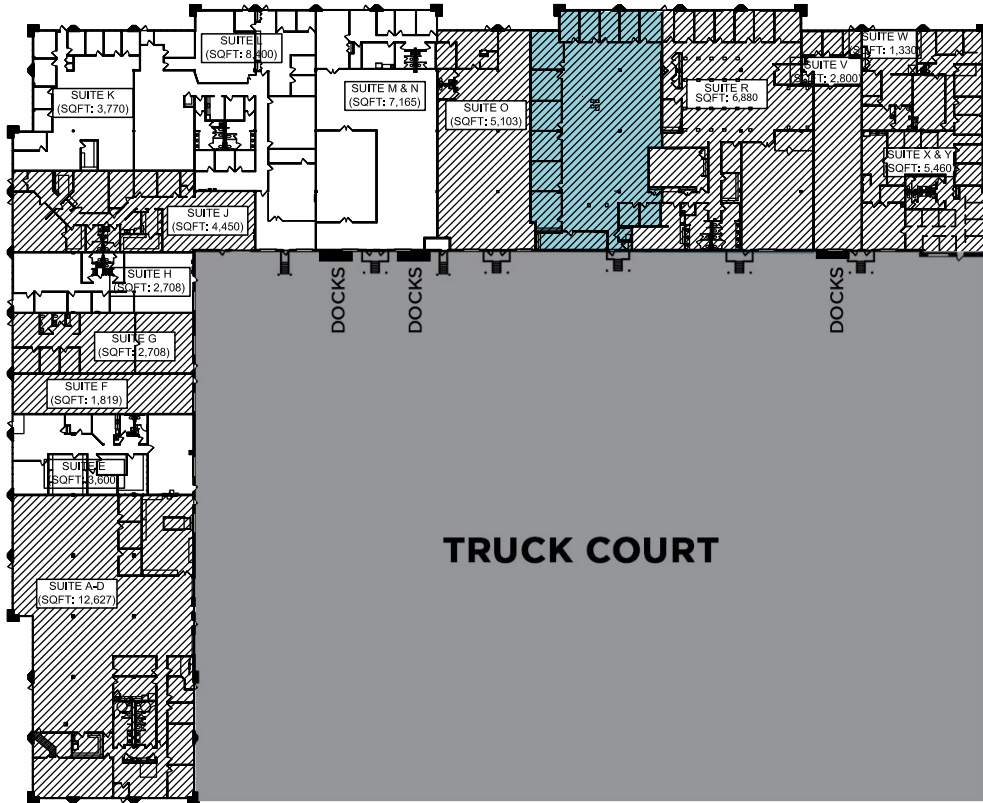


PROPERTY SPECIFICATIONS

CONSTRUCTED	1989
REFURBISHED	2011
CEILING HEIGHT	14' (6650) / 20' (6670)
SPRINKLER	Yes
LIGHTING	Fluorescent T-8
HEAT	HVAC / radiant / unit heaters
DOCKS	15
DRIVE-IN DOORS	12
AIR-CONDITIONING	Abundant - 3+ per 1,000

AVAILABILITY 6650

P



CURRENT AVAILABILITIES

SUITE P

<p>7,500 SF TOTAL SPACE AVAILABLE</p>	<p>1,500 SF EXISTING OFFICE SPACE</p>	<p>6,000 SF EXISTING INDUSTRIAL SPACE</p>
<p>ONE (1) DOCK</p>	<p>-0- DRIVE-IN DOOR</p>	<p>14' CLEAR CEILING HEIGHT</p>

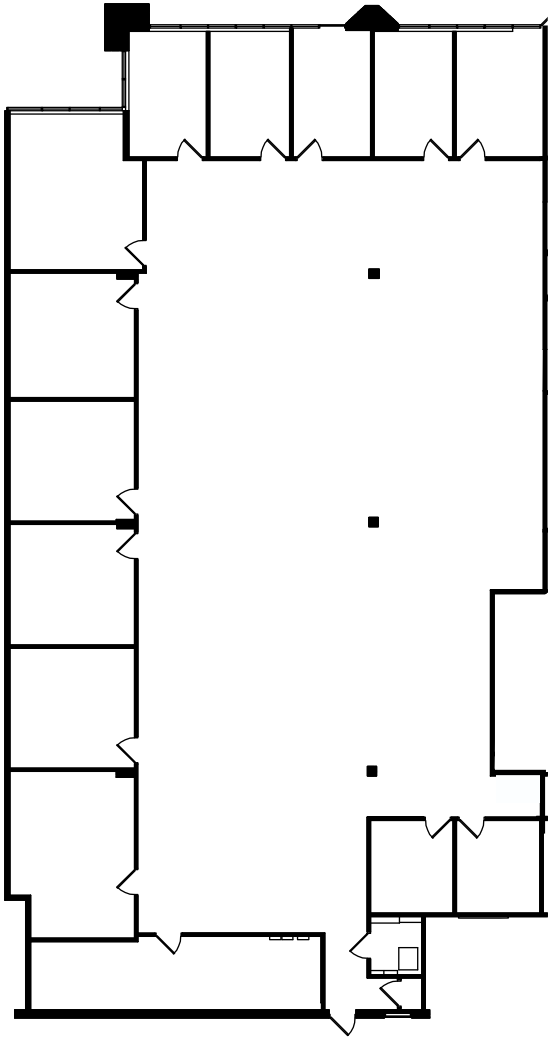
AVAILABLE SUMMER 2024

 AVAILABLE

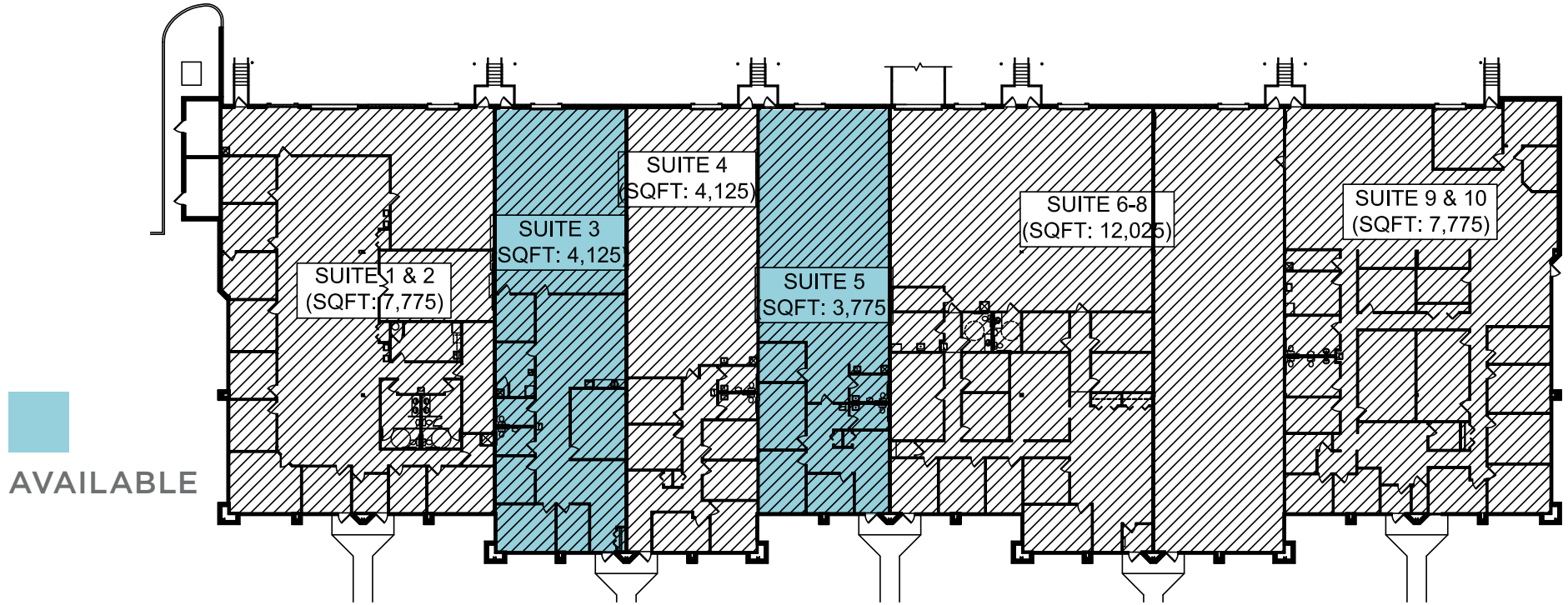
FLOOR PLANS

6650

SUITE P
7,500 SF



AVAILABILITY 6670



CURRENT AVAILABILITY

SUITE 3

4,125 SF TOTAL SPACE AVAILABLE	3,000 SF EXISTING OFFICE SPACE	1,125 SF EXISTING INDUSTRIAL SPACE
ONE (1) DOCK	-0- DRIVE-IN DOORS	20' CLEAR CEILING HEIGHT

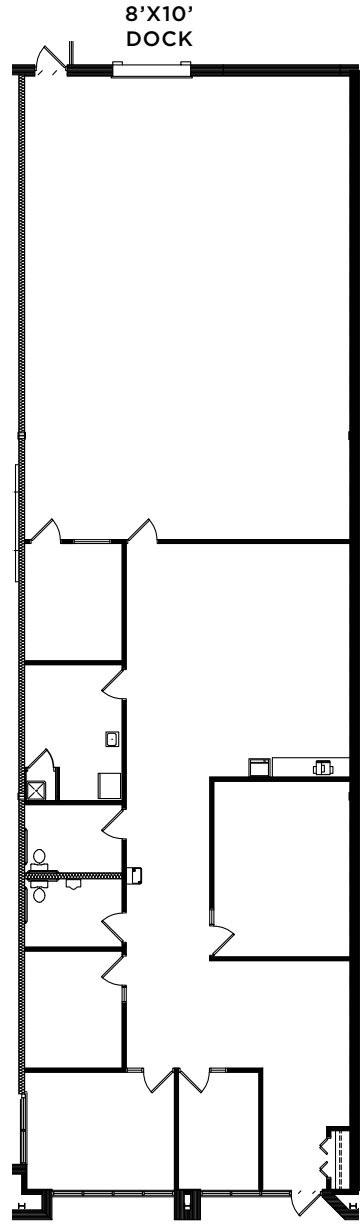
SUITE 5

3,775 SF TOTAL SPACE AVAILABLE	1,000 SF EXISTING OFFICE SPACE	2,775 SF EXISTING INDUSTRIAL SPACE
ONE (1) DOCK	ONE (1) DRIVE-IN DOORS	20' CLEAR CEILING HEIGHT

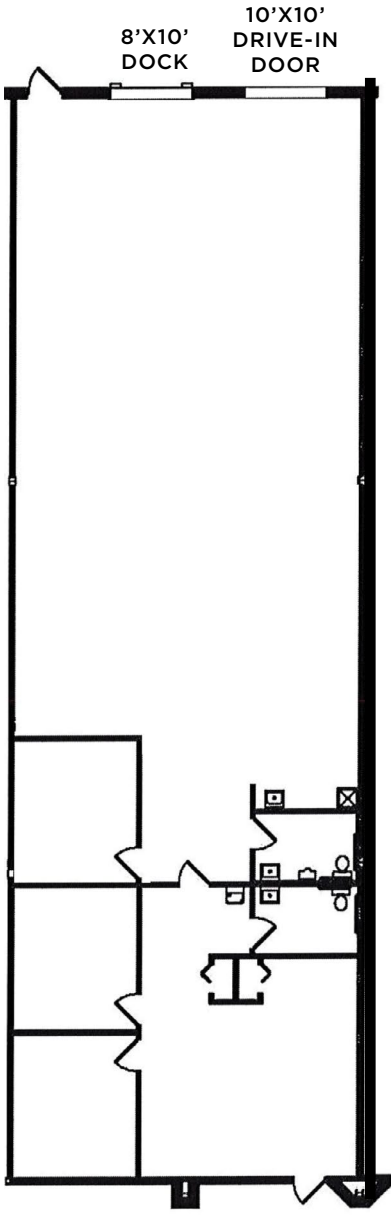
AVAILABLE 12/1/2024

FLOOR PLAN

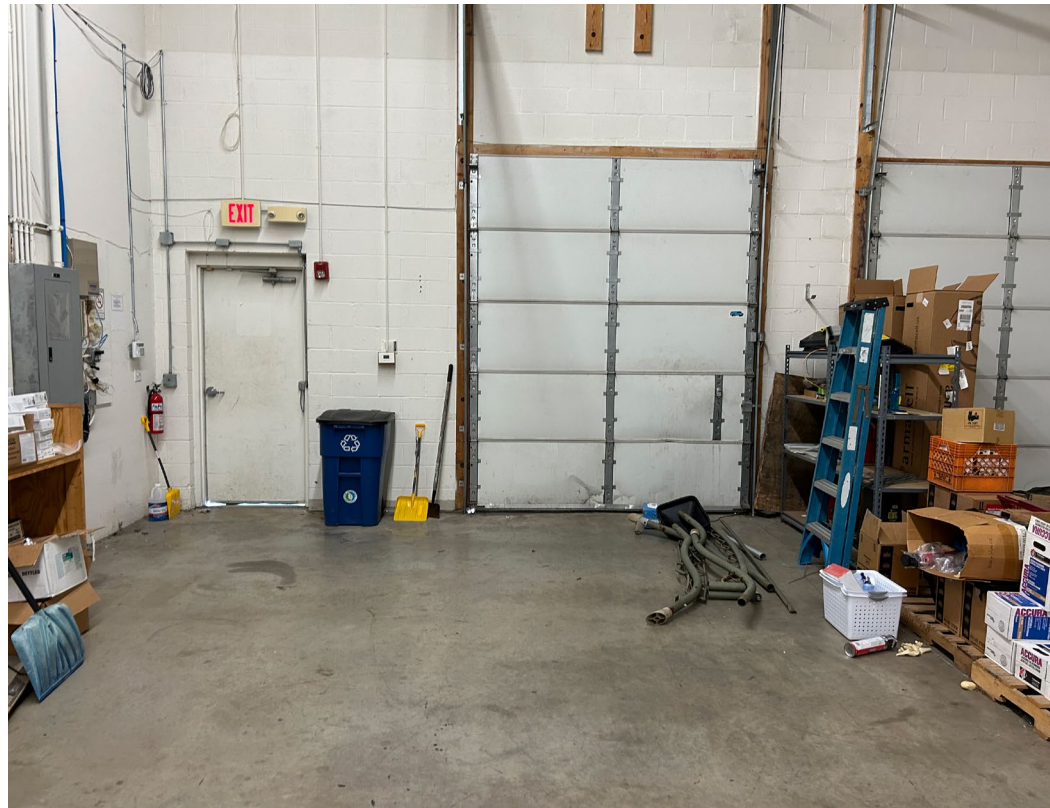
SUITE 3
4,125 SF



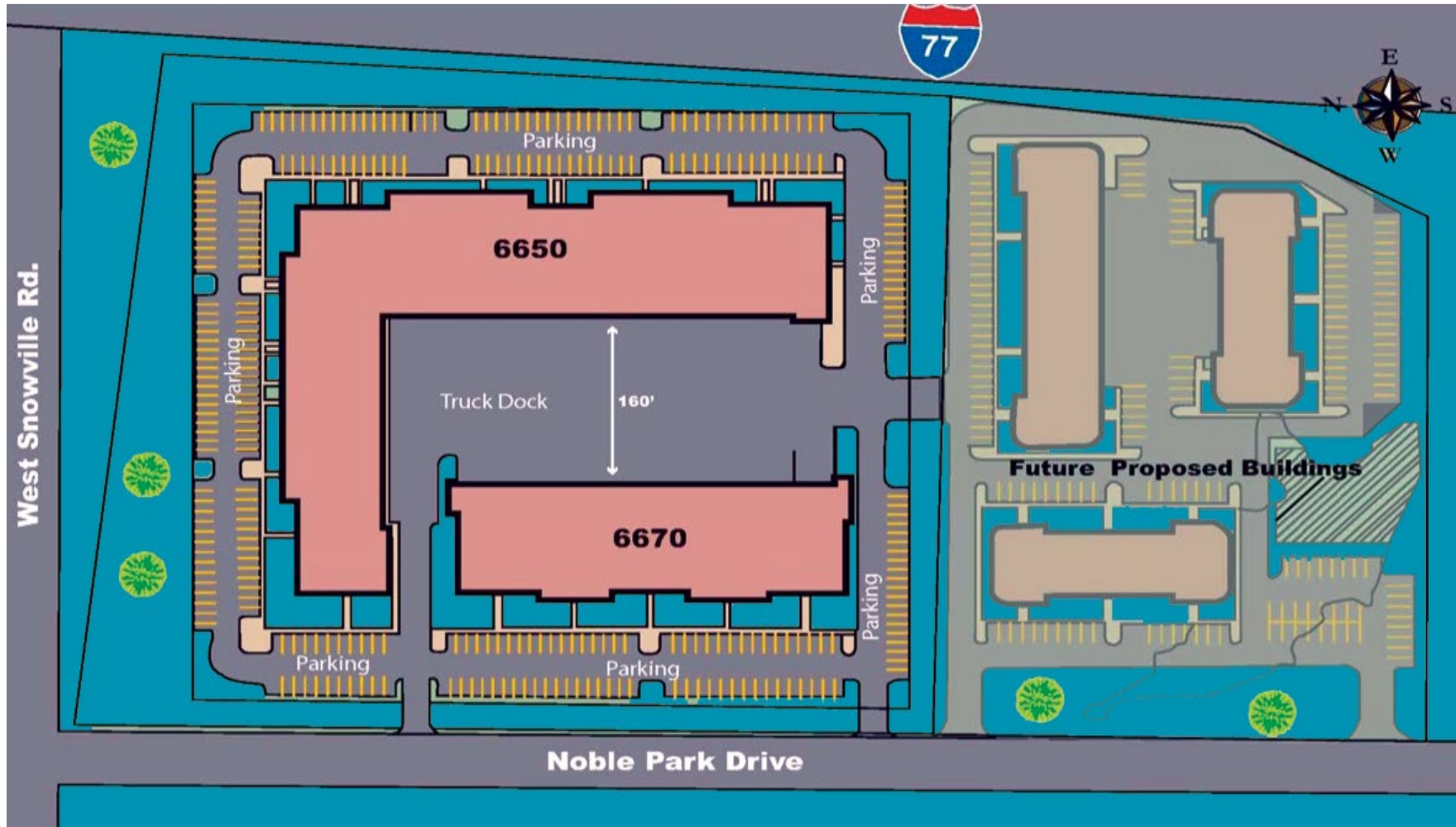
SUITE 5
3,775 SF



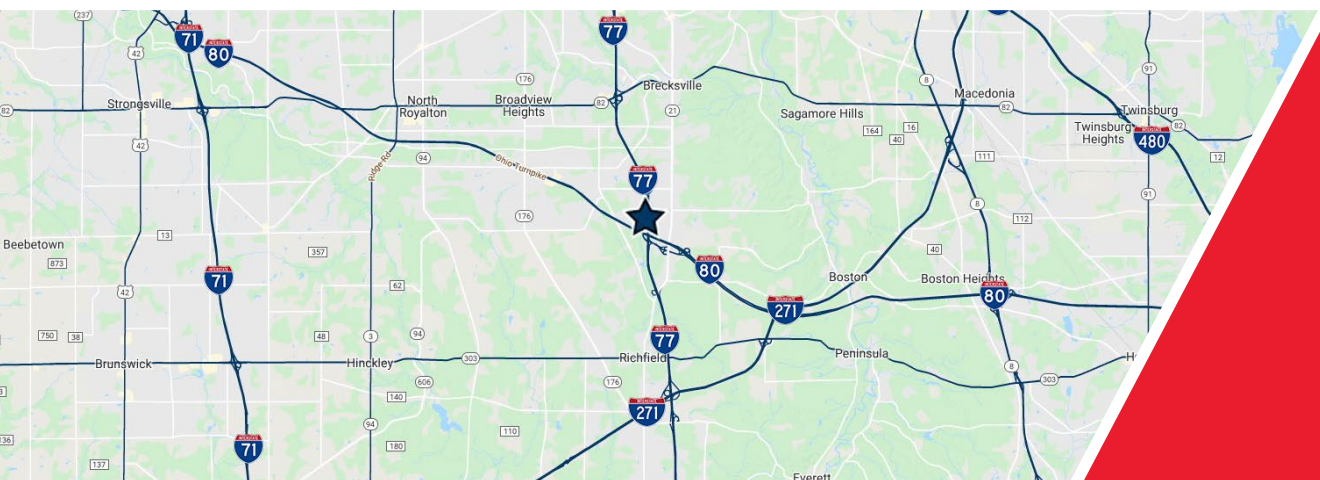
UNIT 5 PHOTOS



SITE PLAN



PROPERTY AERIAL MAP



Just minutes off
I-77 and I-80

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