

9941 York Theta Dr

9941 York Theta Dr, North Royalton, OH 44133

RUSSELL Presented By:
REAL ESTATE SERVICES Russell Real Estate Services



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Property Details

Under new ownership and currently being renovated to primarily shop and warehouse use. The updated layout will include a small office and reception area with expanded shop and warehouse space. Ceiling heights increasing from approximately 10 feet to 14 feet, ideal for light industrial users. Landlord will consider additional tenant improvements, amortized into the lease. Contact broker for details and to schedule a showing.

Price: \$12.00 /SF/YR

- Well-suited for a light industrial tenant
- One dock-high door and one 10' x 10' drive-in door
- Convenient access to I-77 and the Ohio Turnpike

View the full listing here: <https://www.loopnet.com/Listing/9941-York-Theta-Dr-North-Royalton-OH/39489417/>

Rental Rate:	\$12.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Service
Rentable Building Area	7,060 SF
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Year Built:	1979
Taxes:	\$0.10 USD/SF/MO
Operating Expenses:	\$0.15 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

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Listing space

1st Floor

Space Available:	7,060 SF
Rental Rate:	\$12.00 /SF/YR
Date Available:	April 01, 2026
Service Type:	Triple Net (NNN)
Space Type:	New
Space Use:	Industrial
Lease Term:	Negotiable

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Location



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Property Photos



Building Photo

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