

Industrial | For Lease

CBRE

# Rare Offering - 89,628 SF (Divisible to 27,550 SF) Freestanding, Warehouse &

Professionally Managed by:



7640 Hub Parkway  
Valley View, OH 44125

Central I-480 & I-77 Location in Valley View, OH Industrial Park (Hub Park)

Building For Lease:  
7640 Hub Pkwy



Click for  
Virtual Tour



Rare Offering - Freestanding, Whse, & Dist. Building

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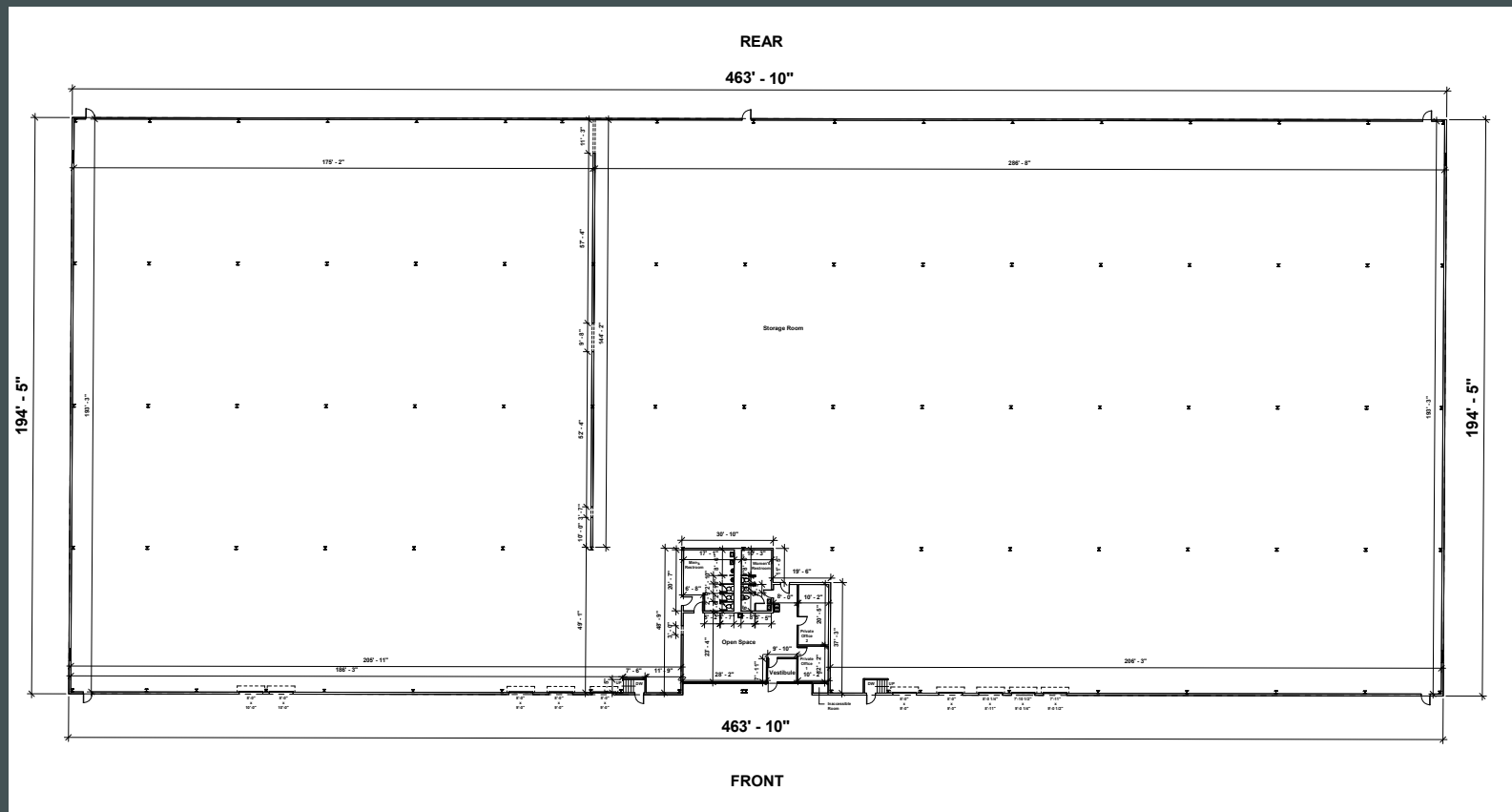
For Lease

# Property Overview

- + +/-2,000 SF of Office Space
  - + Loading: Nine (9) docks and One (1) drive in
  - + Ceiling Clearance: 24 ft clear
  - + Lighting: T-8 Fluorescent
  - + Sprinkler: Ordinary hazard wet system
  - + Ample Parking for Automobile, Van, and Truck/ Trailer Parking
  - + Located in desirable business park (Hub Park) in pro business Village of Valley View
- + Interstate Access to I-77 (north and south) via East Pleasant Valley Exit 153
  - + Clean, functional warehouse space
  - + **Pricing:**
    - Rental Rate: \$5.95 psf NNN (20% below new construction)
    - Operating Expenses: \$1.80 psf
    - Minimum Lease Term: 5 years



# Floor Plan

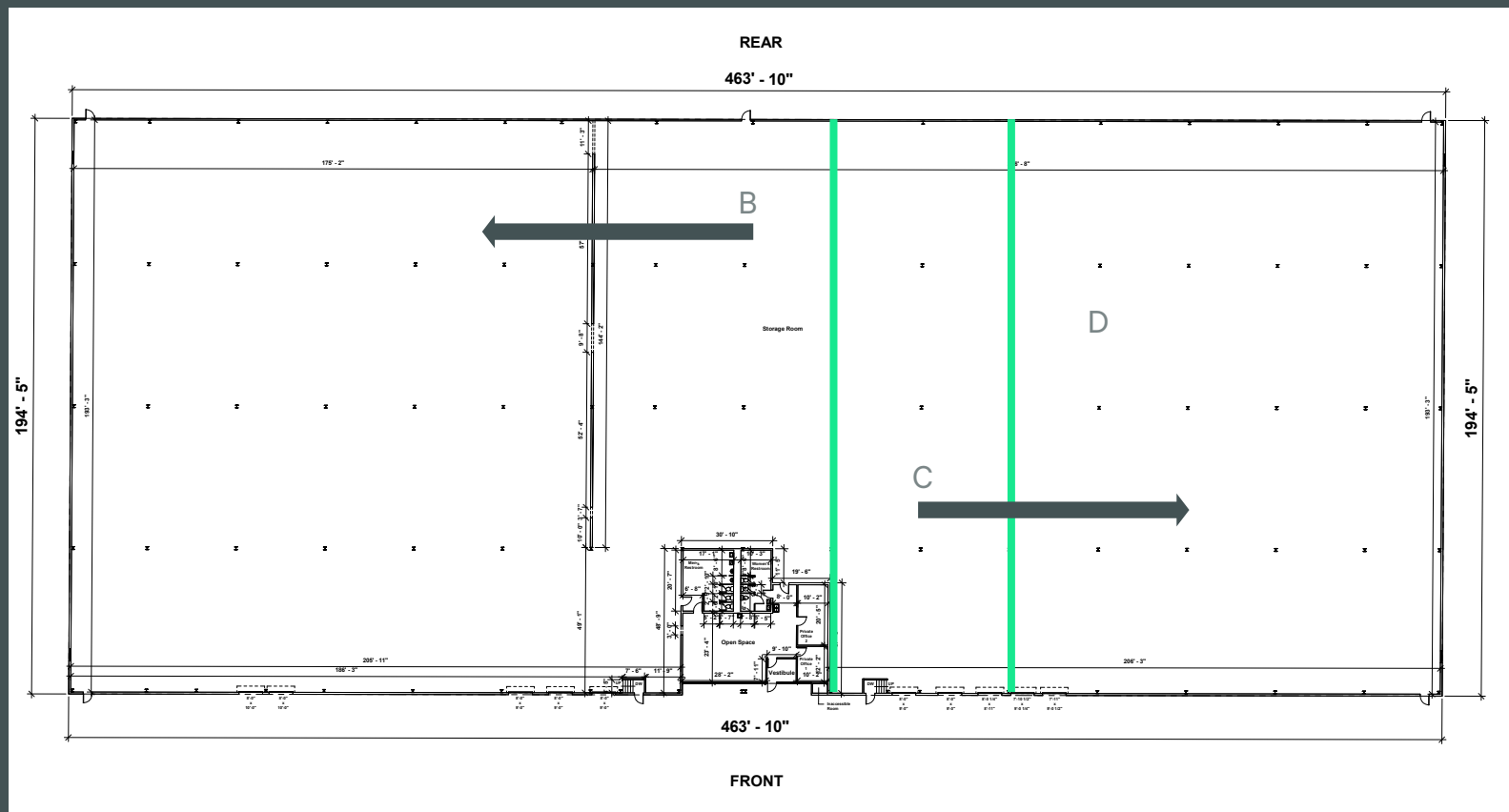


## Building Divisible to following Configurations

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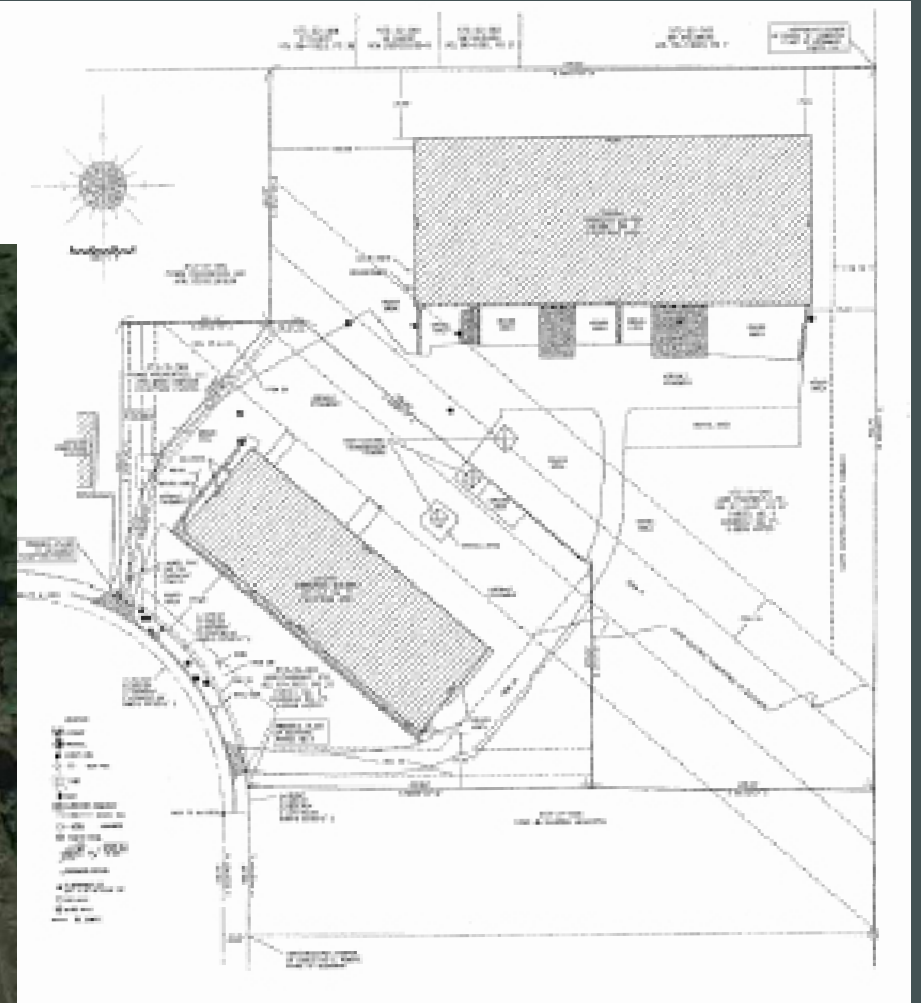
- + A: 89,628 SF (Entire Building)
- + B: +/- 49,628 SF - 2,000 SF Office with 4 Docks /1 Drive in
- + C: +/- 40,000 SF - Office to Suit with 5 Docks
- + D: +/- 27,550 SF - Office to Suite with 2 Docks



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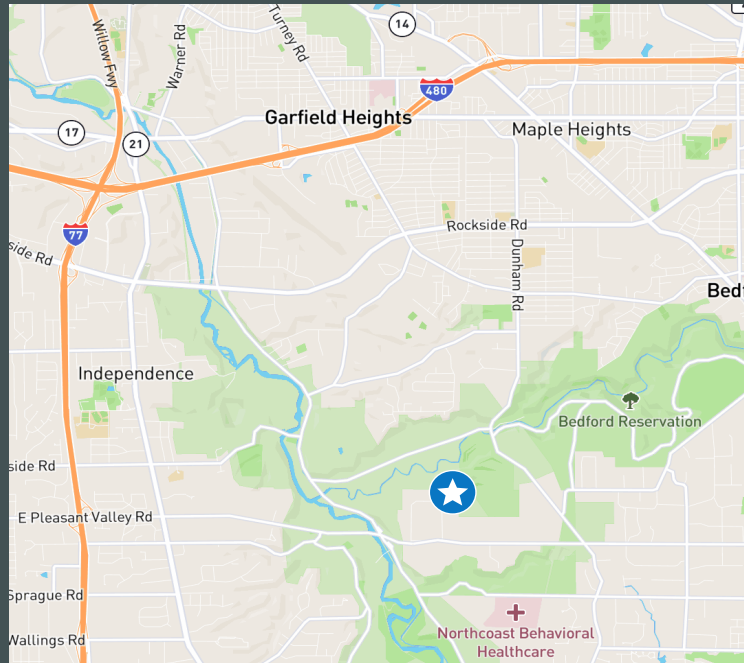
# Site Plan



## Rare Offering - Freestanding, Whse, & Dist. Building

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### Demographic Overview

5 Mile Radius



\$90,488

Avg. Household Income



77,810

Employees



127,281

Population



54,905

Households



\$223,721

Avg. Housing Value



45.7

Median Age

## Contact Us

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### CBRE

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