

FOR SUBLEASE

# 20,414 SF OF SPACE AVAILABLE INDUSTRIAL/OFFICE WAREHOUSE

3755 COLORADO AVENUE  
SHEFFIELD VILLAGE, OH 44054



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## CBRE, INC.

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# 3755 COLORADO AVENUE SHEFFIELD VILLAGE, OH 44054

## EXCELLENT SUBLEASE OPPORTUNITY

- Building size - 20,414 SF includes 1,363 SF of office space, built in 1983
- Building type - one-story, metal panel, industrial warehouse building with 2 warehouse areas and finished office space
- Office space contains carpet and tile flooring with fluorescent lighting, that is heated and air conditioning. Kitchen area has sink and locker room has a shower stall.
- Warehouse has concrete flooring, insulated walls and ceiling, vapor type lighting. There are 2 electronically operated grade level drive-in doors are 22' x 24' with 6" floors
- Power: 3-phase 480/277
- Clear height - 22' to 40'; building is clear span with no columns
- Excellent for large vehicle repair and service
- Large vacant parking lot
- Excellent location, close to I-90 and Route 2
- Sublease rental rate: \$6,000 per month



## DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	1,391	43,918	97,227	274,774
AVG. HH INCOME	\$46,339	\$51,121	\$58,167	\$77,696
AVG. HOUSING VALUE	\$137,575	\$118,783	\$148,237	\$201,365

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**EXCELLENT SUBLICENSE OPPORTUNITY**

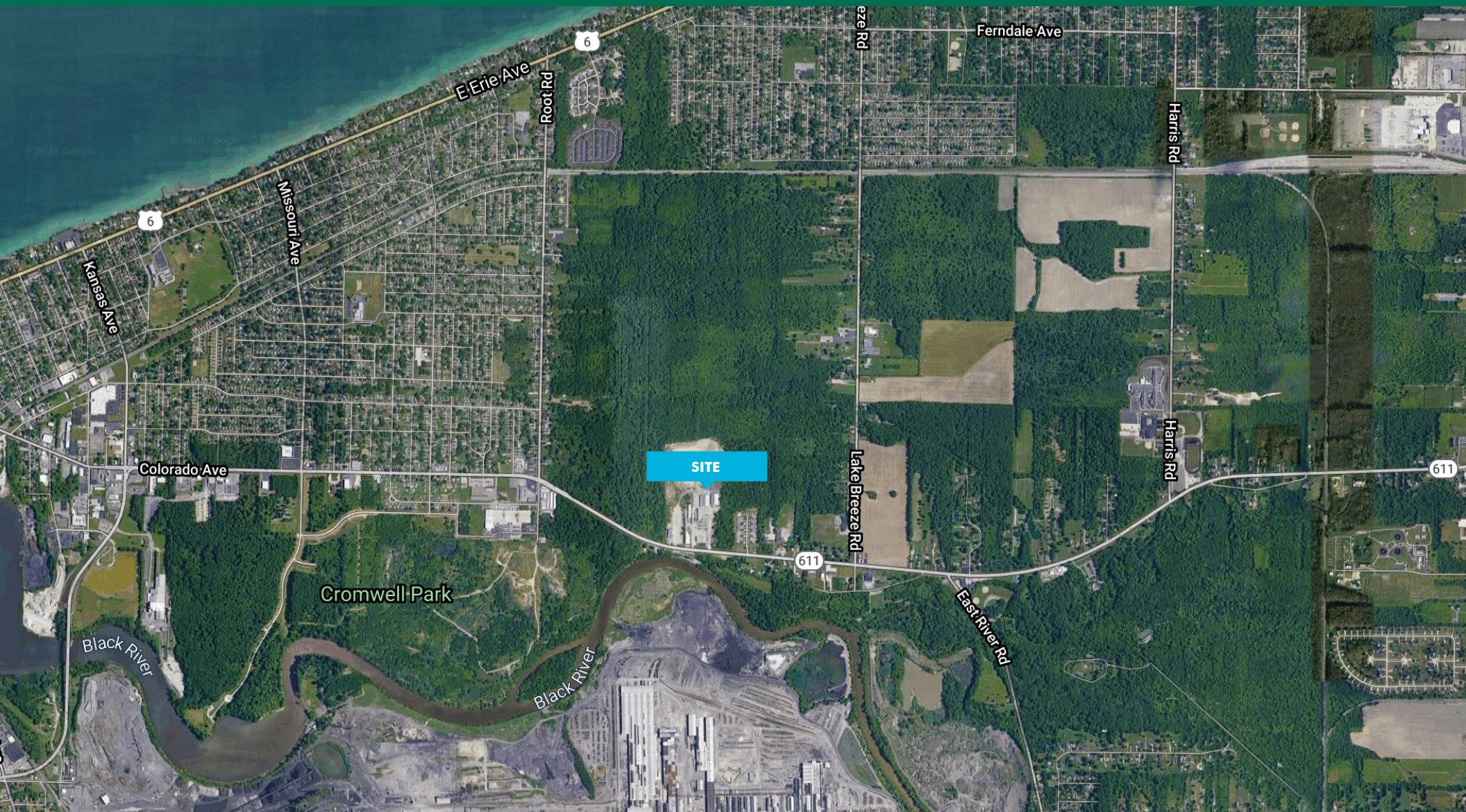
## PROPERTY PHOTOS



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## AERIAL MAP



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## LOCATION MAP

