



12200 Corporate Drive
PARMA, OH 44130



Refrigerated Cold Storage

102,200 Sq. Ft.

Rare Offering for Sale

- + 100% Refrigerated and Cold Storage Building
- + Asking Sale Price: \$12,000,000
- + 102,200 sq. ft. freestanding building on 12.83 acres
- + Ideal strategic location less than 1.5 miles to the I-480 interchange (West 130th Street Exit)
- + Located in a modern industrial park (Parma Commerce Center)

Brendan Wasilko

Senior Associate

+1 440 781 5067
brendan.wasilko@cbre.com

Steve Lazarides

First Vice President

+1 330 806 6823
steve.lazarides@cbre.com

George Stevens

Senior Vice President

+1 216 496 1399
george.stevens@cbre.com



Building Specifications

12200 Corporate Drive

HIGHLIGHTS

Spec Type

Spec Details

Size:	102,200 sq. ft. on 12.83 acres
Parcel #'s:	441-24-005 & 441-24-006
Zoning:	Industrial Park (IP)
Year Built:	2003
Storage:	<ul style="list-style-type: none"> • 100% Refrigerated • Various types of goods with zoned temperature areas • Insulated building for temperature control and cost savings
Refrigeration System:	Ammonia
Loading:	Docks: 17 with Levelers Drive-ins: 2, 12'Wx14'H
Clear Height:	30'
Sprinklered:	Wet, except for storage area "A" which is dry/foam
Floor Drains:	Yes
Column Spacing:	40'0" x 40'0"
Power:	277 / 480 V; 3 Phase
Generators:	Two diesel units - one smaller which backs up office/lighting and one larger which backs up refrigeration/main operation
Office Sq. Ft.	5,400 sq. ft.
Rail:	Currently not active



DEMOGRAPHICS

	Total Population	Daytime Population	Total Businesses	Total Employees
1 Mile	7,784	13,004	361	11,438
3 Miles	109,822	101,331	3,354	54,578
5 Miles	306,210	276,019	8,891	132,473
10 Minutes	32,722	39,507	1,436	27,308
15 Minutes	201,250	199,083	6,791	107,985
20 Minutes	452,825	457,140	16,789	256,467

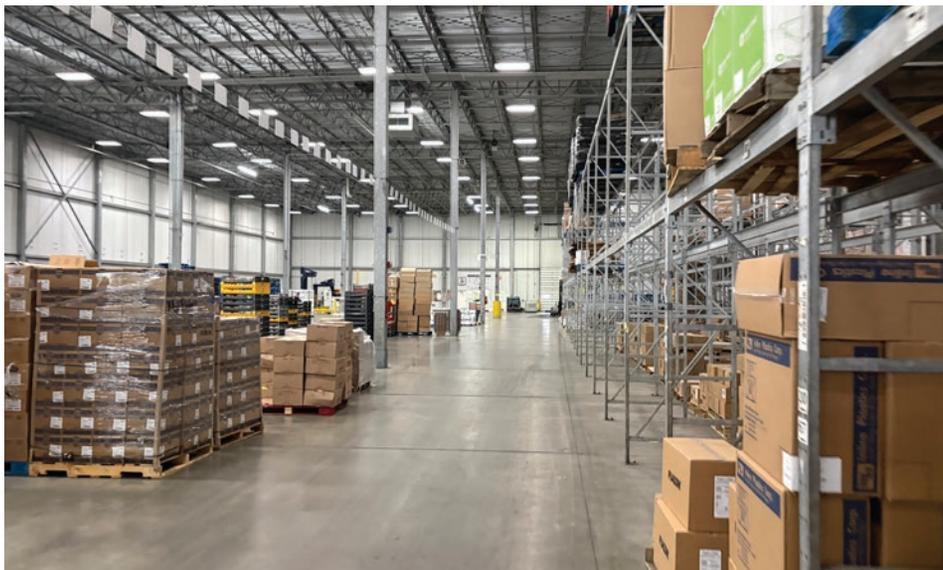
Interior Photos

12200 Corporate Drive



Interior Photos

12200 Corporate Drive



Parcel Map

12200 Corporate Drive

PITTSBURGH

Location
+ 102,200 Sq. Ft.
+ 12.83 Acres

FEAZEL ROOFING
SUB-ZERO, WOLF, AND COVE

#441-24-005

ABF FREIGHT

#441-24-006

CORPORATE DR

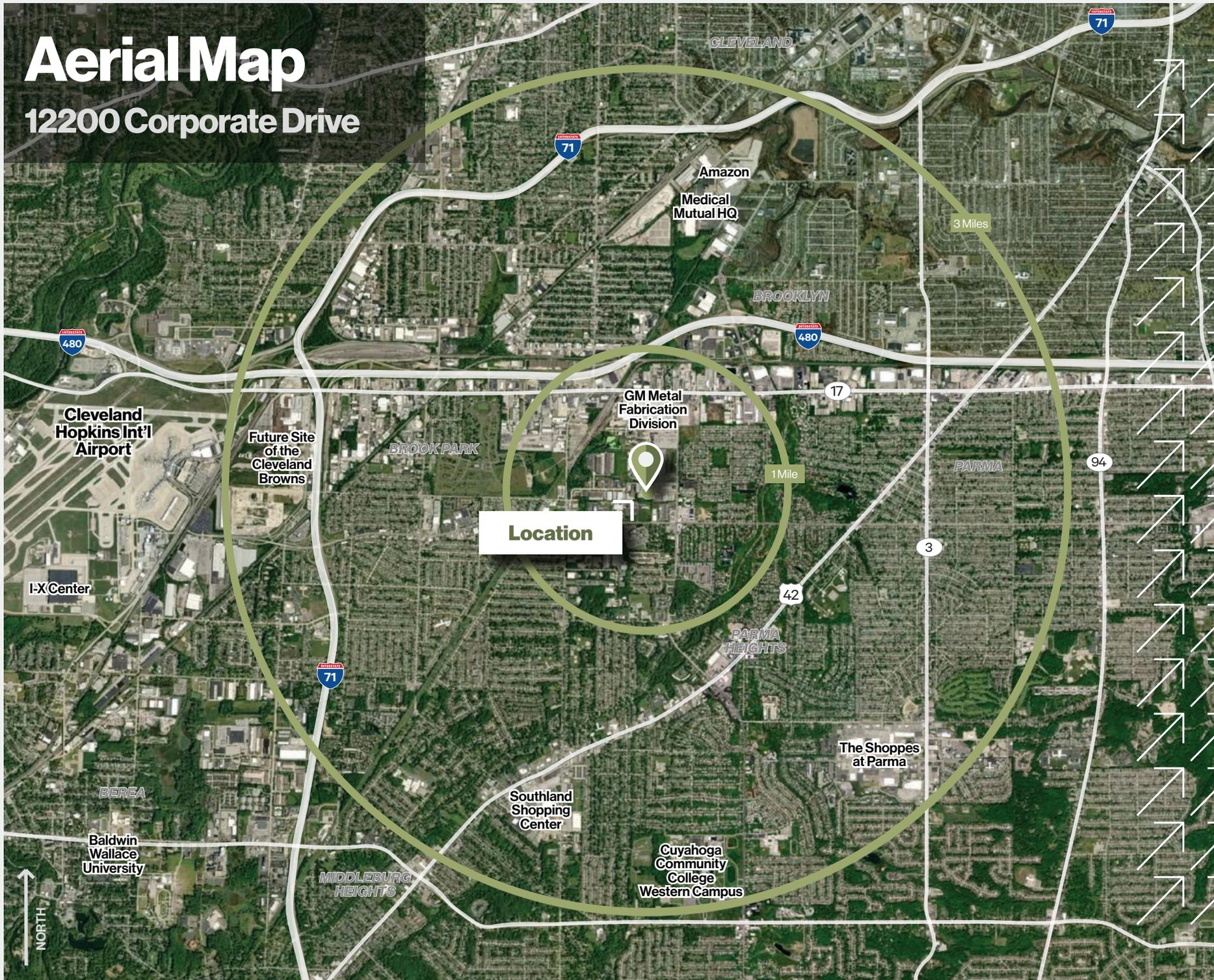
E16



NATIONAL PERSONAL TRAINING INSTITUTE

Aerial Map

12200 Corporate Drive





Hwy Entrance:
East & West
Hwy Exit: West

Full Interchange

Tiedeman Rd



East Only

Brookpark Rd

GM Metal
Fabrication
Division

1.5 Miles
4 Minutes

W 130th St

Chevrolet Blvd

Location

Hummel Rd

Highway Access

12200 Corporate Drive

5.7 Miles
11 Minutes

Snow Rd

NORTH



Refrigerated Cold Storage

– 102,200 Sq. Ft. on 12.83 Acres –

– For Sale: \$12,000,000 –

Brendan Wasilko

Senior Associate

+1 440 781 5067

brendan.wasilko@cbre.com

Steve Lazarides

First Vice President

+1 330 806 6823

steve.lazarides@cbre.com

George Stevens

Senior Vice President

+1 216 496 1399

george.stevens@cbre.com

CBRE, Inc.

3421 Ridgewood Road, Suite 150

Akron, OH 44333

+1 330 670 4444

www.cbre.com/akron

Licensed Real Estate Broker

