

100,000 SF (Divisible) Industrial Space for Lease

210 Sheldon Road, Berea, Ohio 44017



210 Sheldon Road

Building Size: 100,000 SF

Industrial Size: 90,000 SF

Office SF: 10,000 SF

of Floors: One (1)

Multi-Tenant: Yes

Zoning: Industrial

Parking: Ample

Clear Height: 20'

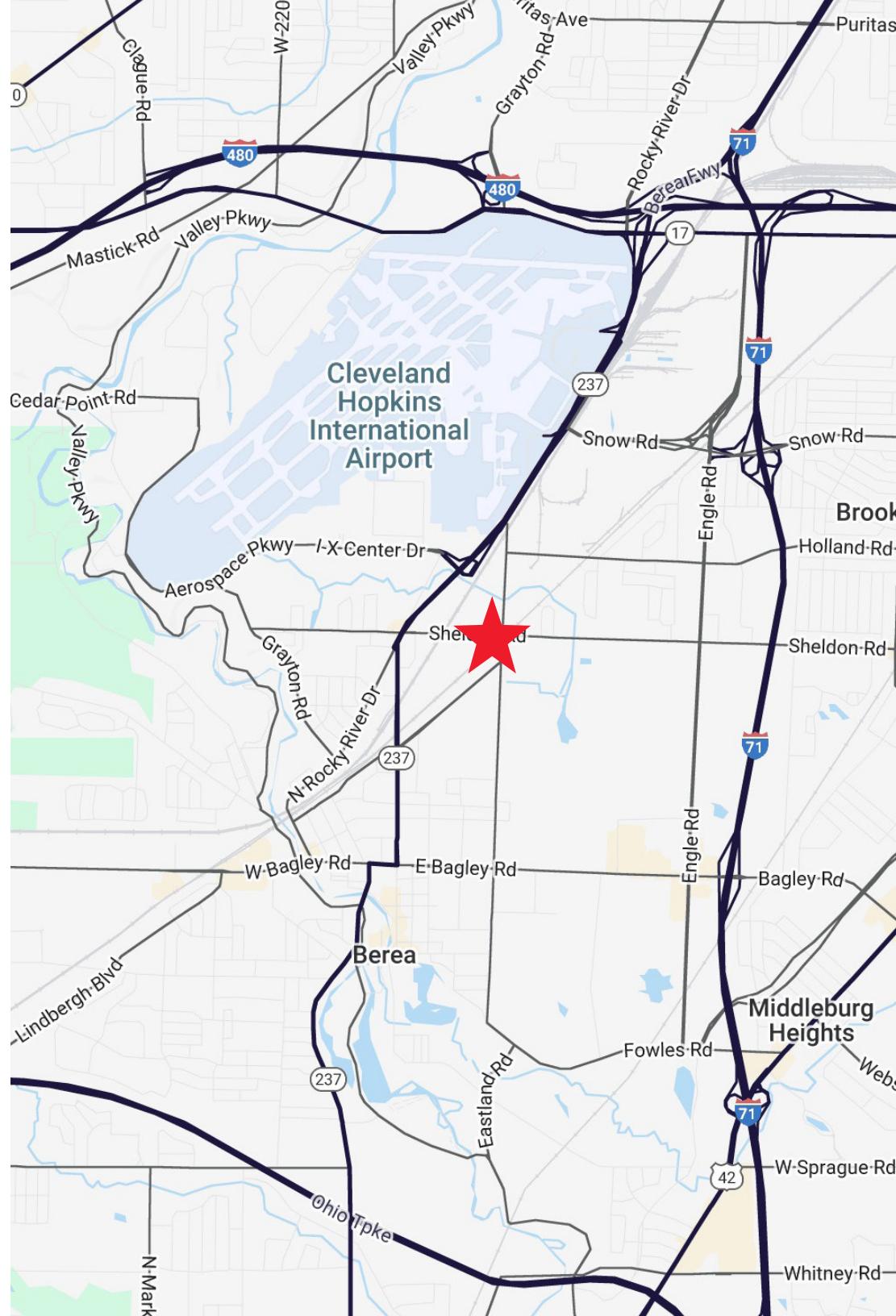
Docks: Sixteen (16)

Drive-In Doors: Two (2)

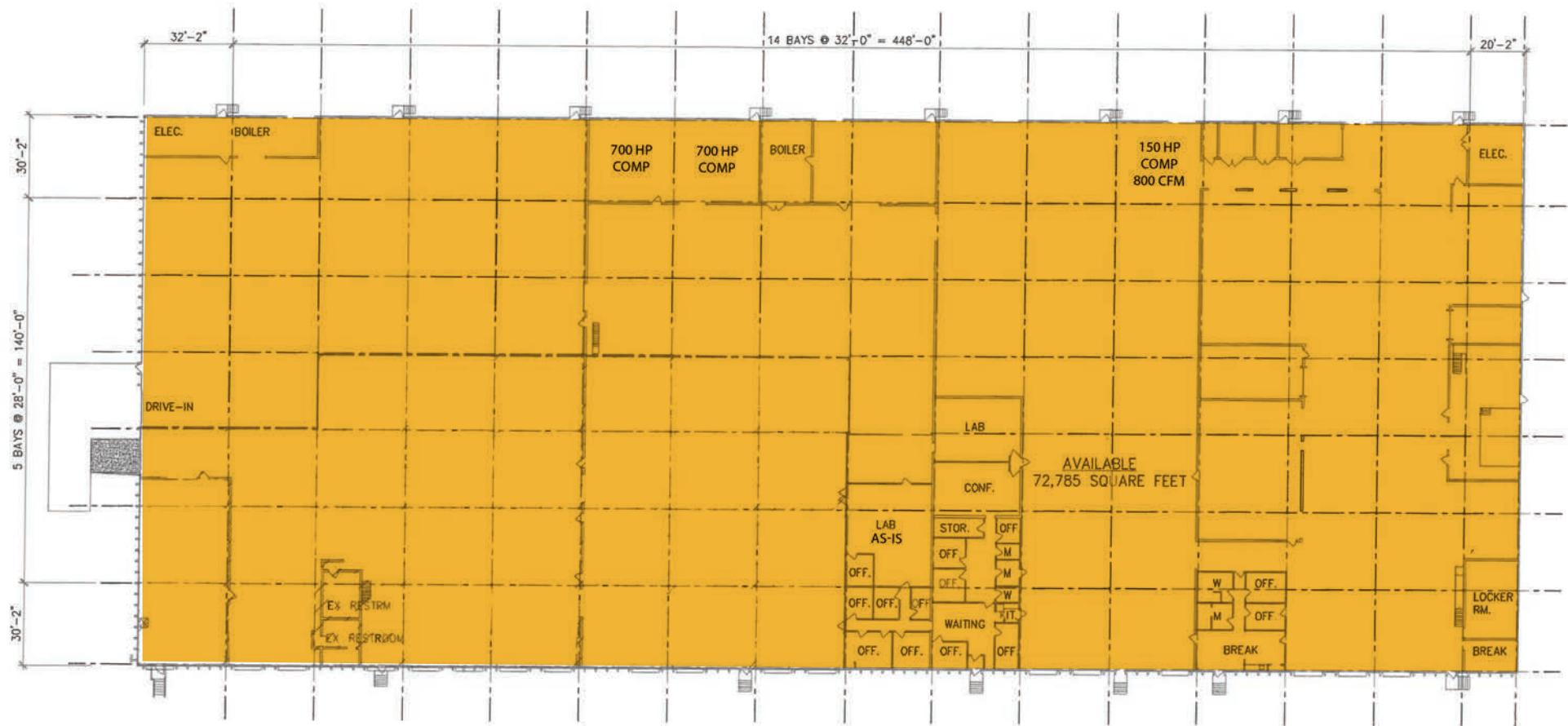
Power: 1500 KVA/480 Volt 3 Phase

Lease Rate:
\$10.75/SF NNN Office
\$4.75/SF NNN Warehouse
NNN Charges: \$1.60/SF

Building is Divisible



Floor Plan

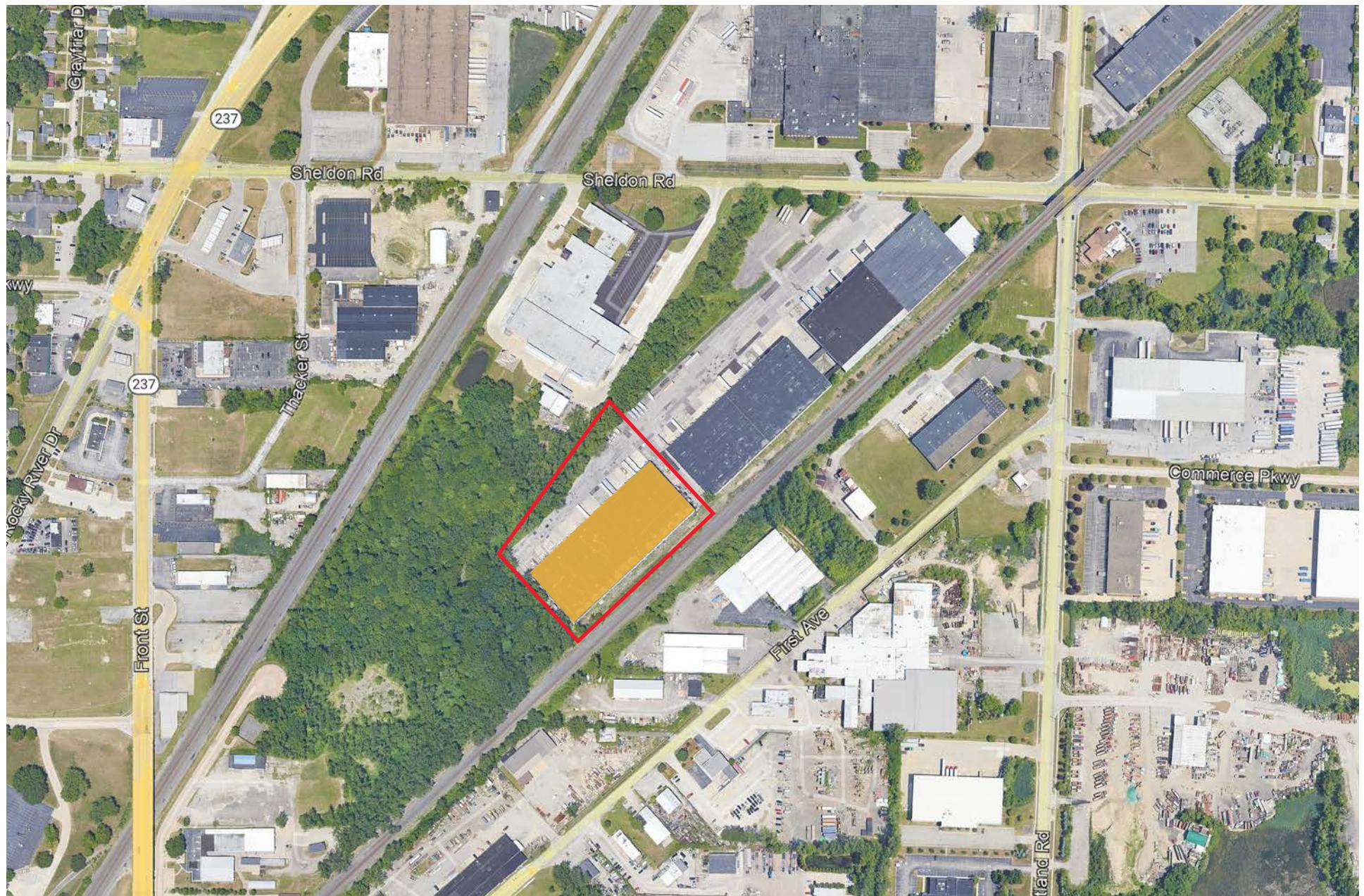


PROPOSED EXISTING BUILDING / LEASE PLAN

SCALE: N.T.S.



Parcel Map





**210 SHELDON ROAD
BEREA, OHIO 44017**

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