

For Sale or Lease

Fully Equipped and Furnished for
All of your Distribution Needs

NAIPleasant Valley
COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

**30320 Emerald Valley Parkway
Glenwillow, OH 44139**

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EXECUTIVE SUMMARY

30320 Emerald Valley Parkway in Glenwillow, Ohio presents an extremely rare opportunity to own or lease a fully equipped, state of the art, distribution facility located in a premier industrial park in Northeast Ohio. Glenwillow has great access to numerous inter-states being located between Cleveland (21 miles) and Akron (23 miles). The facility consists of 412,171 SF with a 27,938 SF corporate style office. The north half of the building was built in 2007 and the south addition was completed in 2017. A two story office having a first floor of 12,938 SF and a second floor of 15,000 SF was added in 2018.

NAI Pleasant Valley has been exclusively retained to offer this magnificent facility for sale or lease in a variety of options. The owner is currently occupying the facility and is planning to down-size operations. They are willing to lease back a small portion of the building in a sale, or totally vacate. In a lease situation, the offices may be leased out separately as small as 12,938 SF, and if warehouse is needed, the minimum divisible is approximately 100,000 SF with the maximum availability being the entire building of 412,171 SF. The owner will consider a lease with an option to purchase as well.

This is a fully equipped 41' clear high modern distribution facility being fully racked with standard, double and single stack racks, very narrow aisle (VNA) wire guided racks and a 4,148 location pick tower that is conveyed to 10 down lanes with an electronic monitoring system. There are 35,946 standard pallet positions and 13,938 positions in the VNA. This is a cross dock facility with 24 docks on each end totaling 48 and 3 drive-in doors. The offices are fully furnished with plenty of glass and high end finishes. There is a well equipped fitness room with lockers and showers. Everything is in excellent condition, as it has been very lightly used.



PROPERTY DETAILS

- Building Size: 412,171 SF
- Warehouse Space: 100,000 - 384,233 SF
- Office Space: 12,938 - 27,938 SF. Fully Furnished
- Land Area: 26.02 acres
- Year Built: 2007 with addition in 2017 and offices in 2018
- Clear Height: 41' / ESFR Sprinklers
- Drive-In Doors: Three - 12'x14'
- Truck Docks: 48 - 8'x10' with Levelers and Safety Dock locks
- 35,946 Pallet Positions - 2,000lb. Capacity
- VNA: 13,938 Positions
- Pick Tower: 4,148 Positions - installed in 2019
- Roofs: 3-8 years old with a 20 year warranty

OFFICE PHOTOS



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OFFICE PHOTOS



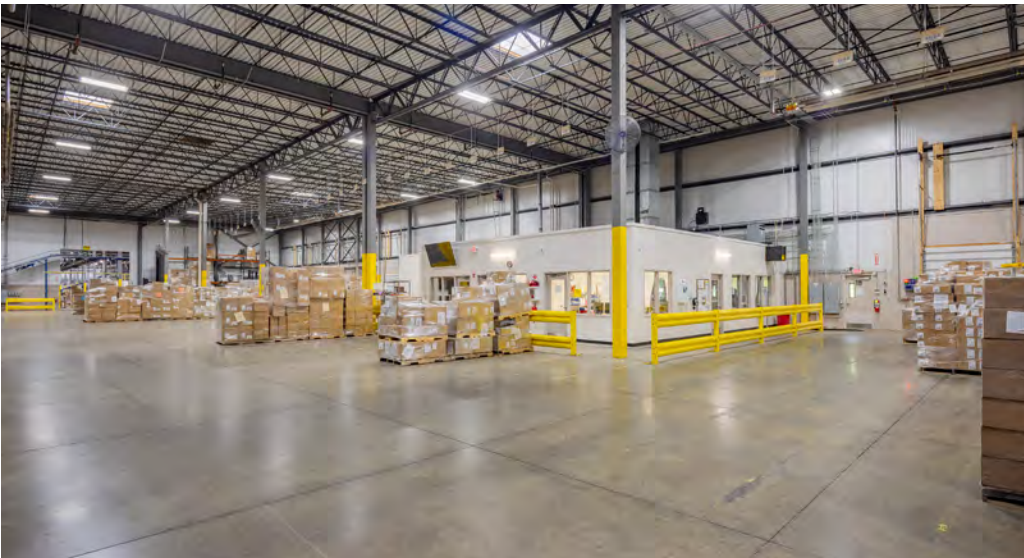
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WAREHOUSE PHOTOS



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EXTERIOR FRONT



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EXTERIOR BACK



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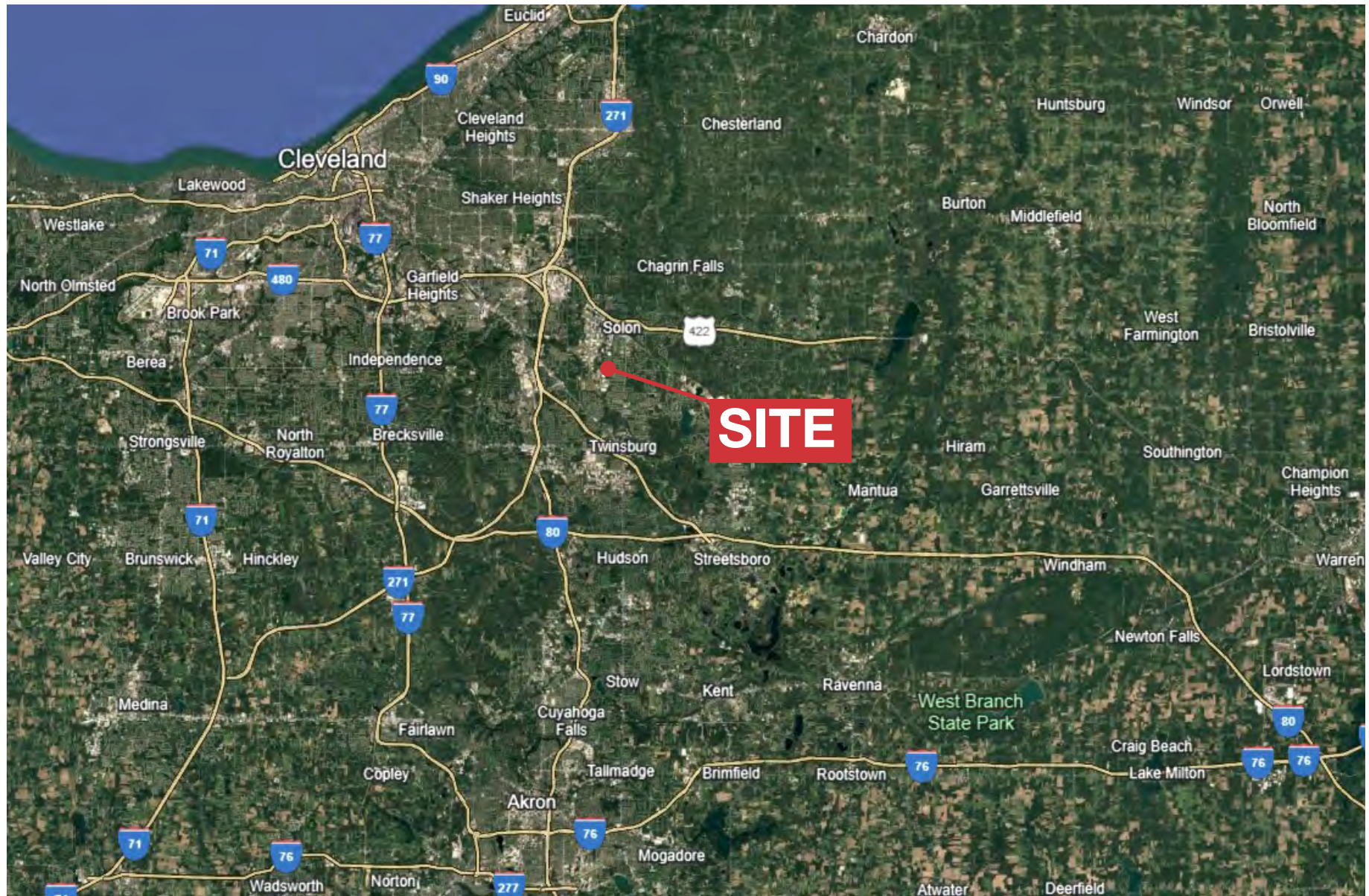
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MAP



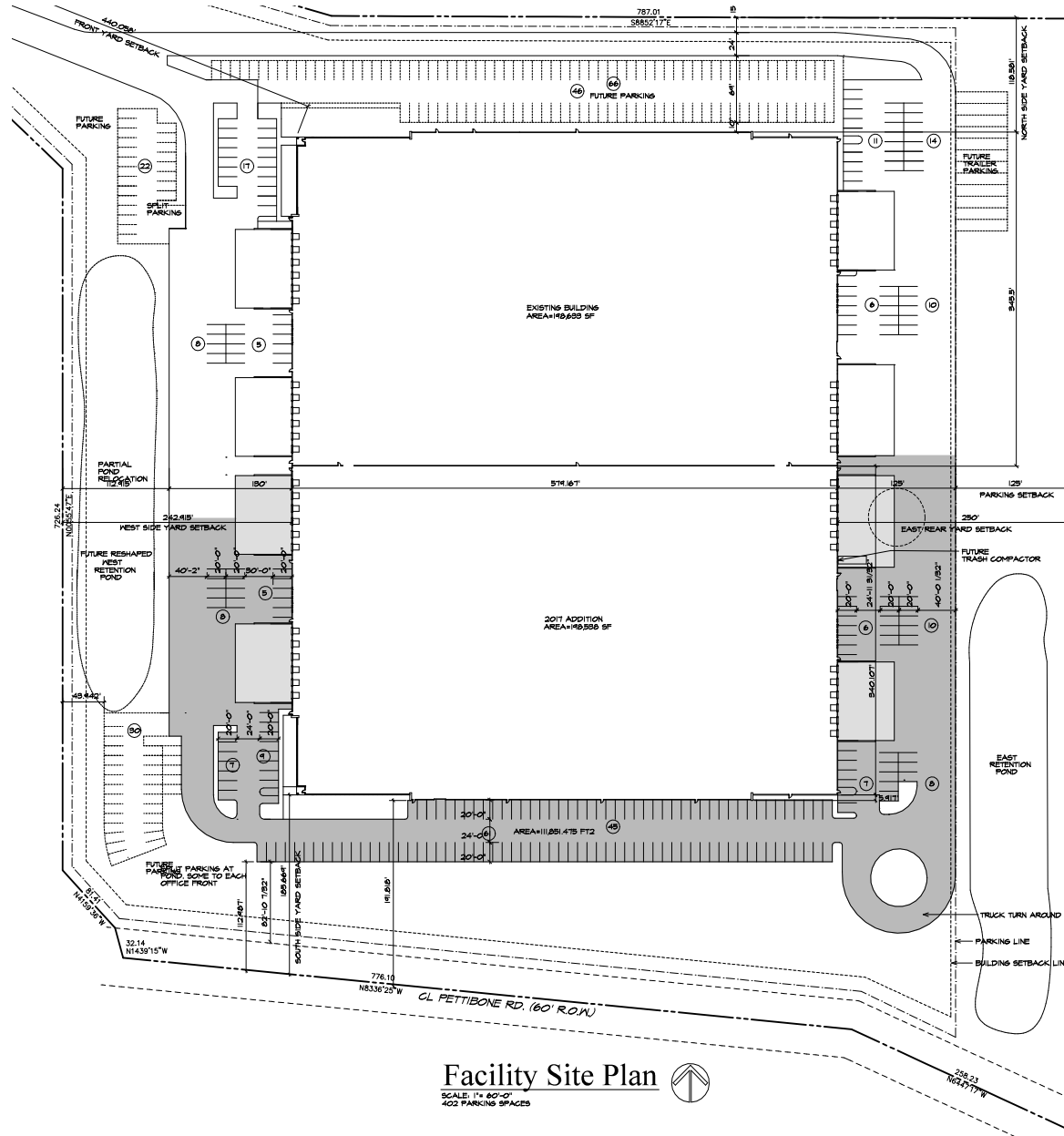
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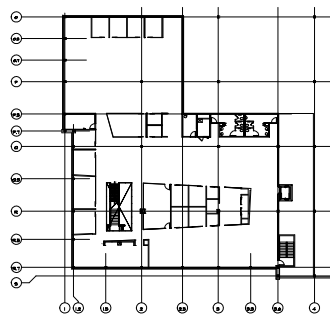
SITE PLAN



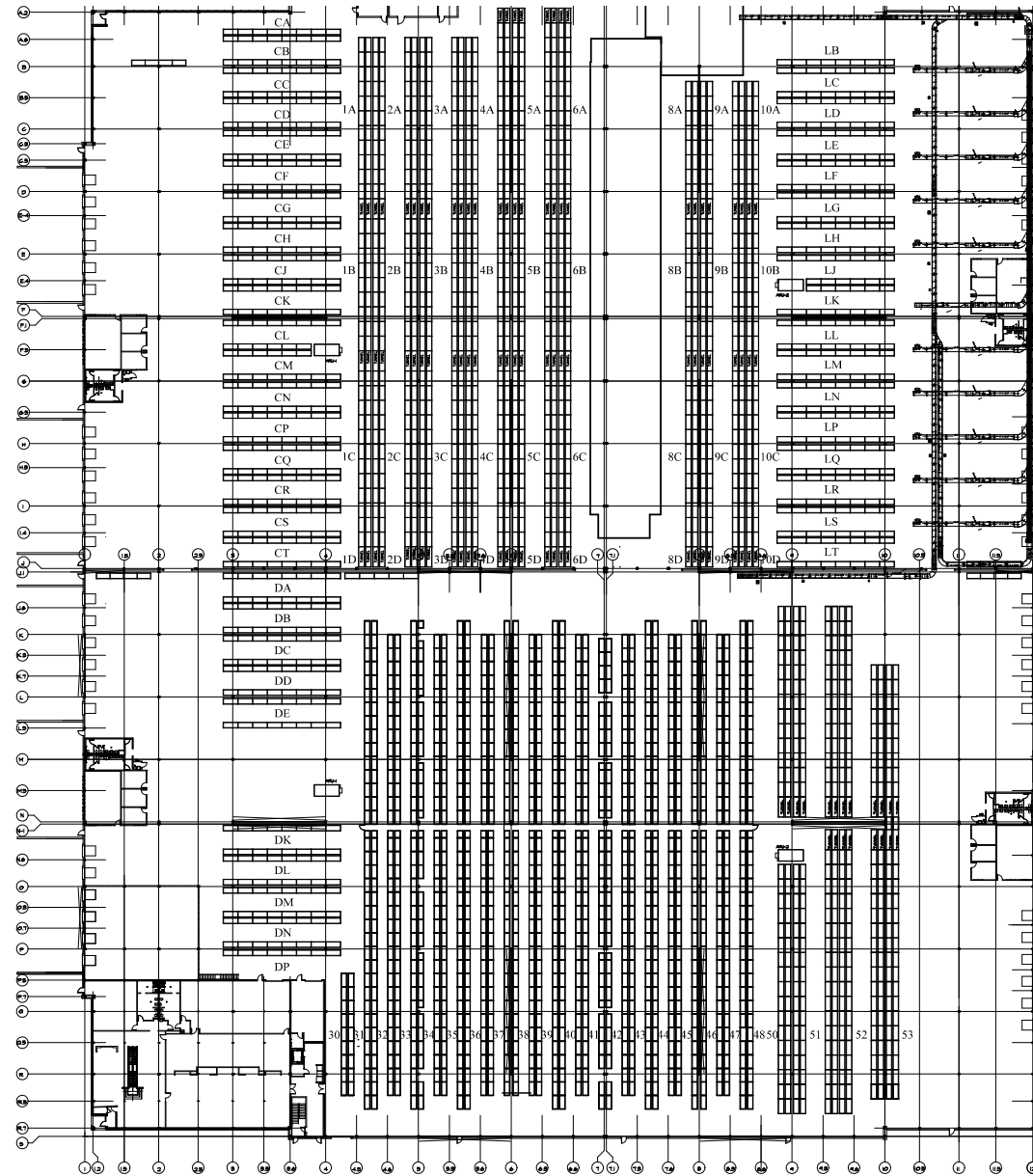
Facility Site Plan
SCALE: 1" = 60'-0"
402 PARKING SPACES

FLOOR PLAN

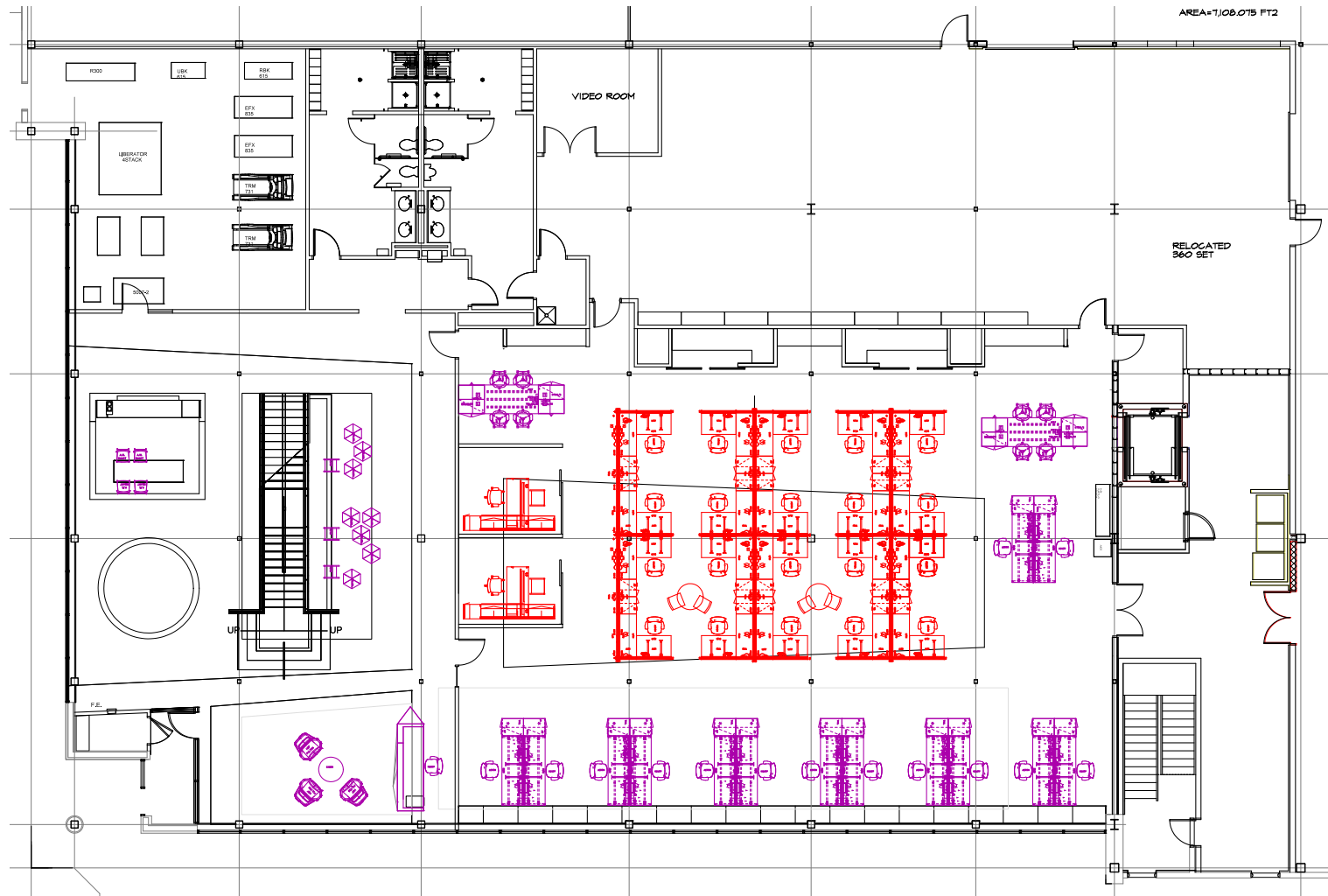
First Floor Office:	12,938 SF
Second Floor Office:	15,000 SF
North Warehouse:	198,633 SF
South Warehouse:	185,600 SF
Total Building:	412,171 SF



2nd Floor Office

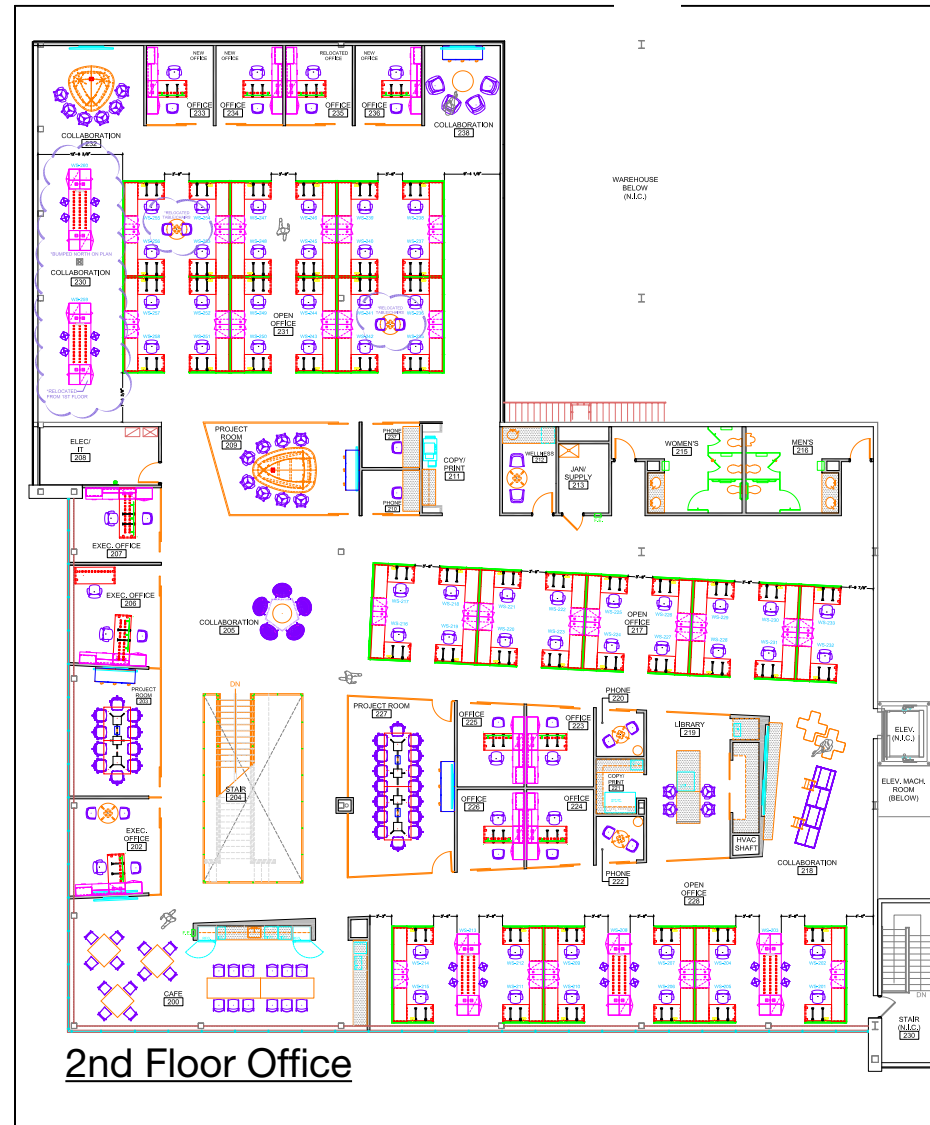


FIRST FLOOR OFFICE PLAN



1st Floor Office

SECOND FLOOR OFFICE PLAN



BUILDING INFORMATION

LOCATION:	30320 Emerald Valley Parkway, Glenwillow, OH 44139
BUILDING SIZE:	412,171 SF
AVAILABLE SPACE:	12,938 SF - 412,171 SF
WAREHOUSE AREA:	100,000 SF - 384,233 SF
OFFICE AREA:	12,938 SF- 27,938 SF – Fully Furnished (high end). Two floors with elevator, fitness room, lockers, showers. 2018 construction
CONSTRUCTION:	Painted Concrete and insulated metal panel
YEAR BUILT:	2007, 2017, 2018
LAND AREA	26.02 Acres
ZONING:	General Industrial District
CEILING HEIGHT:	41' Warehouse 26' Shipping/Receiving 12' Office
TRUCK DOCKS:	48- 8'X10' with Levelers (30,000lb. capacity) & Safety Dock Locks on concrete pads
DRIVE-IN DOORS:	3 - 12'x14'
ROOFS:	3 and 8 years old with a 20 year warranty
SPRINKLERS:	ESFR
SECURITY SYSTEM:	Yes

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

BUILDING INFORMATION CONTINUED



COLUMN SPACING:	Shipping/Receiving- 45'x 40' Warehouse- 56'x 40'
FLOORS:	Warehouse 8" Shipping/Receiving 6"
PARKING:	Approximately 237 Spaces
HEAT:	Air rotation and CORAYVAC Roof Ventilation System
LIGHTING:	LED partially motion sensed with skylights
POWER:	800 Amps, 480 Volt, 3 Phase
PURCHASE PRICE:	\$35,900,000
LEASE RATE:	\$6.75/SF WH and \$13.50/SF Office
TAXES:	\$596,186/Year
COMMENTS:	Fully racked warehouse with 35,946 pallet positions (2,000lb capacity). Equipped with a four-story Pick Tower with 4,148 locations, conveyed to 10 down lanes with monitors. Wire-guided racking system (VNA) with 13,938 pallet positions. Built in shrink wrappers.
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