

6101 W 130th Street Parma, Ohio

CLASS A FLEX/R&D + INDUSTRIAL AVAILABLE

INCENTIVES AVAILABLE AND IN PLACE



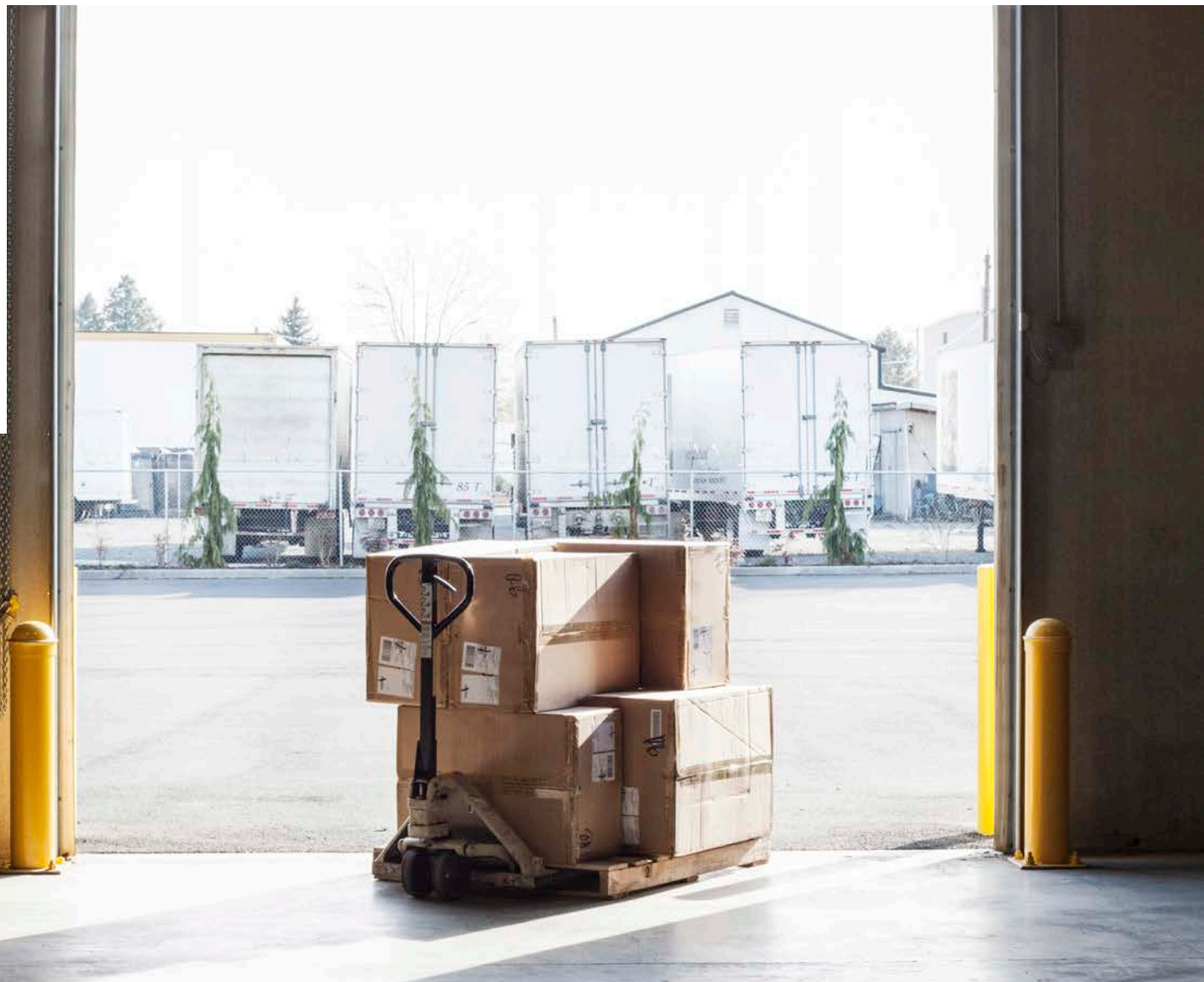
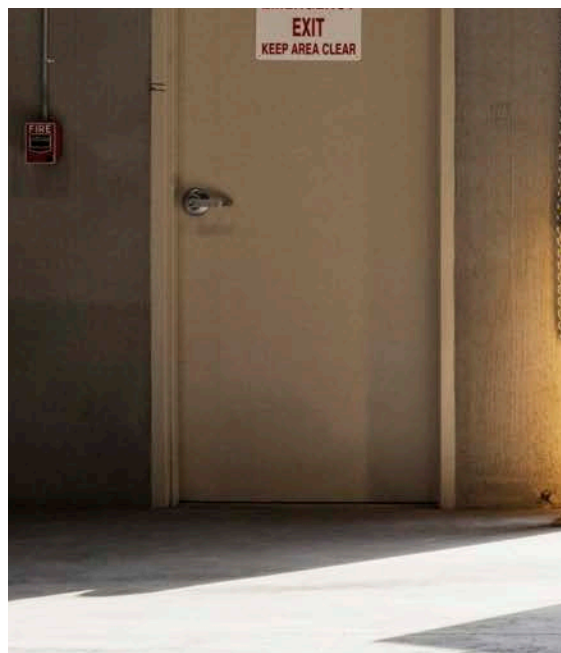
63,964 SF Expandable to 125,134 SF



6101 W 130th Street
Parma, Ohio

SUMMARY

6101 W 130th Street is an existing **63,964 SF Industrial plus Flex/R&D building** located in **Parma, Ohio**. Offering a **10.4 acre lot**, there are several expansion options that can accommodate increasing the size of the building, parking, and/or storage. Its location offers convenient **access to and from I-480 and I-71**.



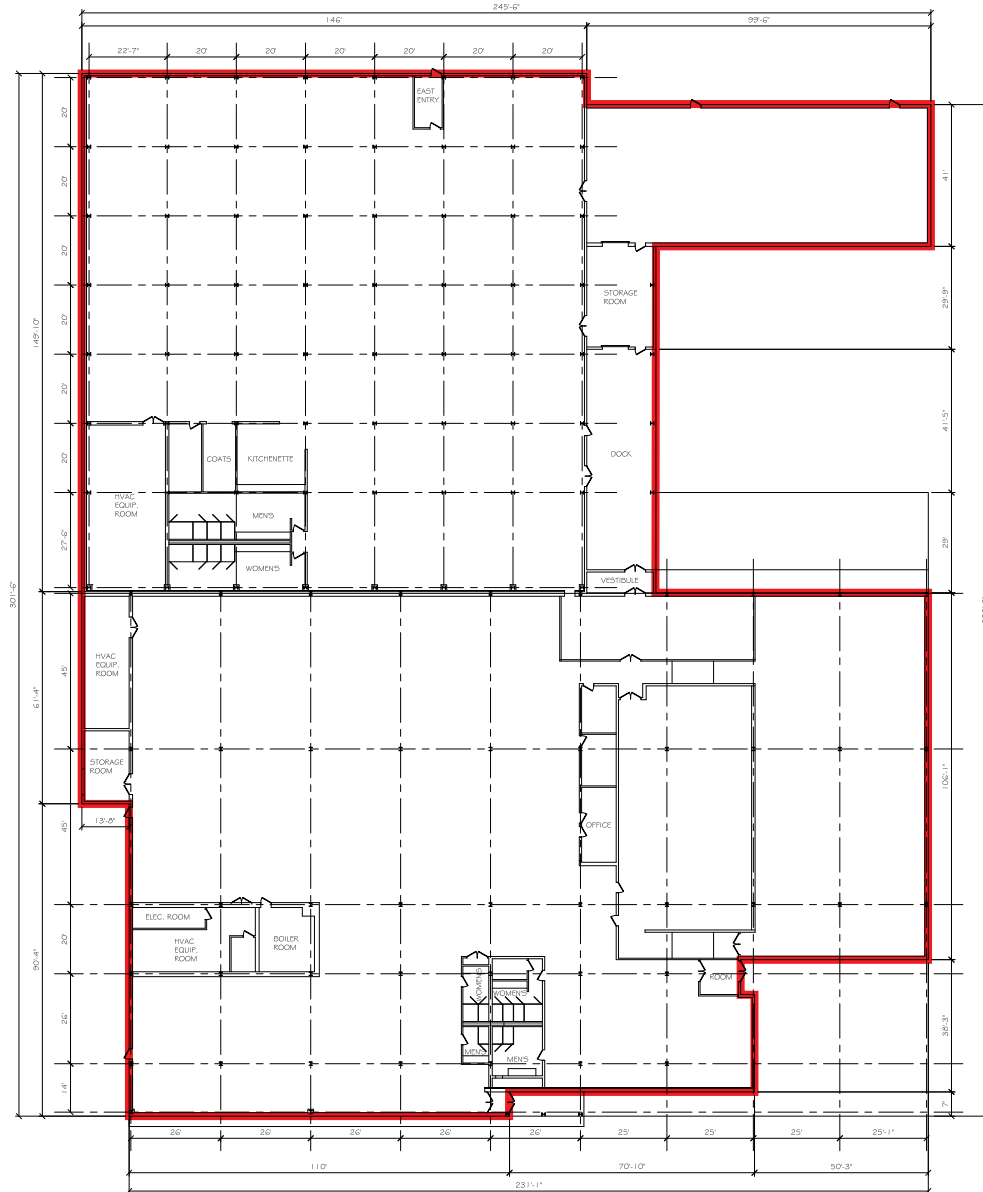
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DETAILS

Existing Building Size	63,964 SF
Existing Building Ceiling Height	14'
Expansion Size	Up to 125,134 SF (grand total)
Expansion Ceiling Height	30' (expansion portion only)
Lot size	10.4 Acres
Zoning	Mixed Use A
Dock Height Doors	Ability to add 12+ docks
Grade Level Doors	Ability to add multiple drive in doors
Power	Heavy power with back-up generator on-site

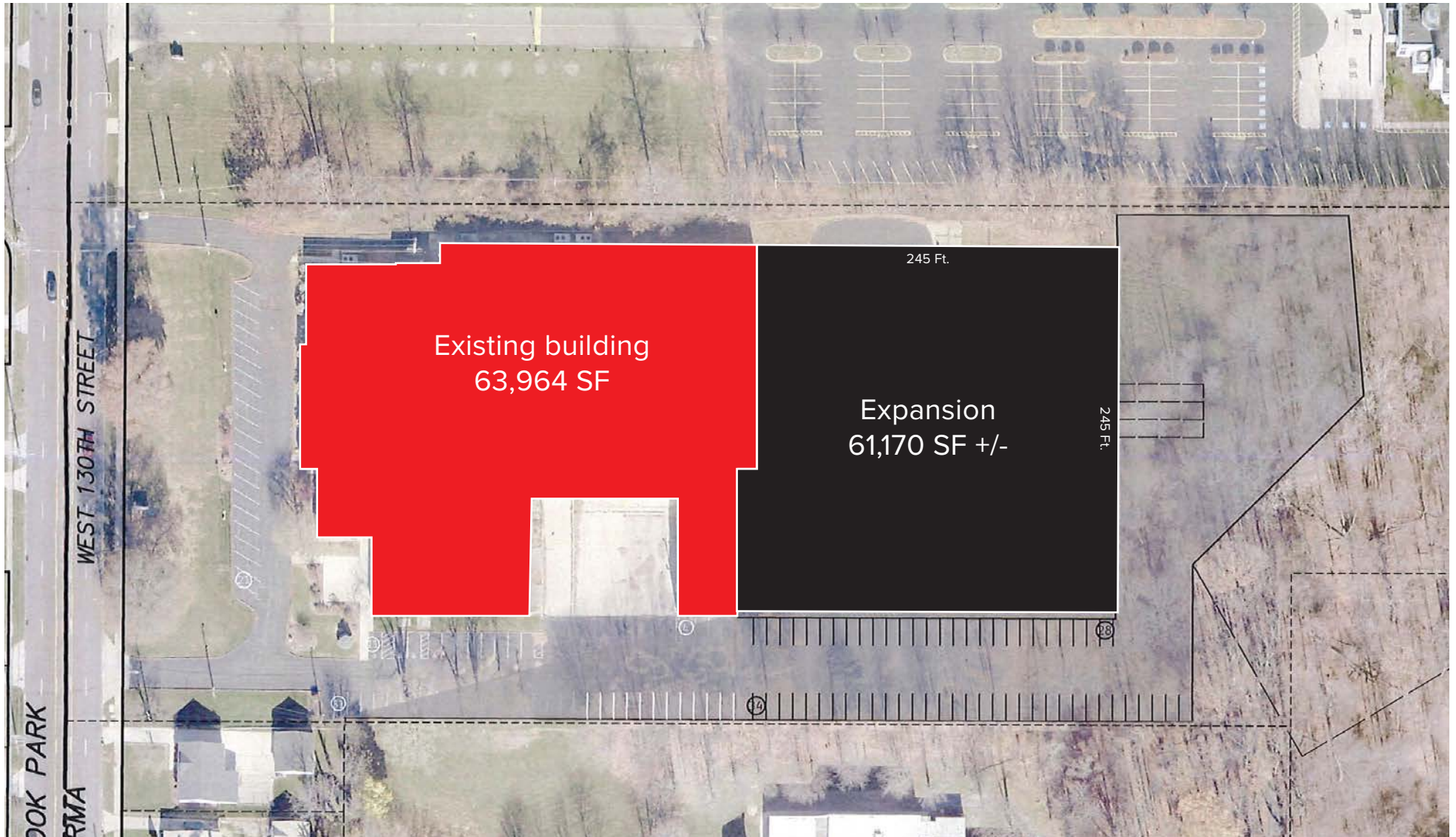


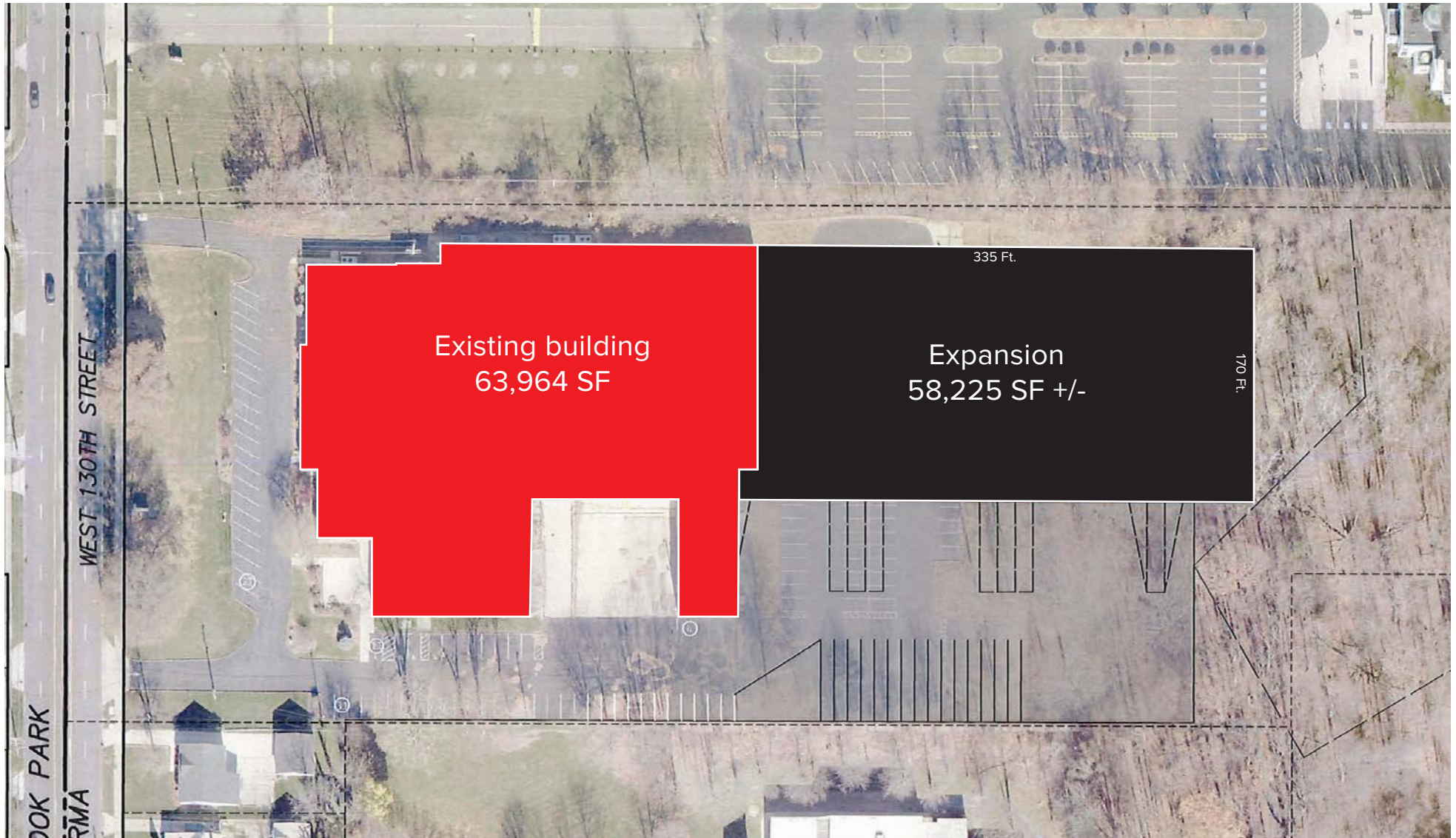
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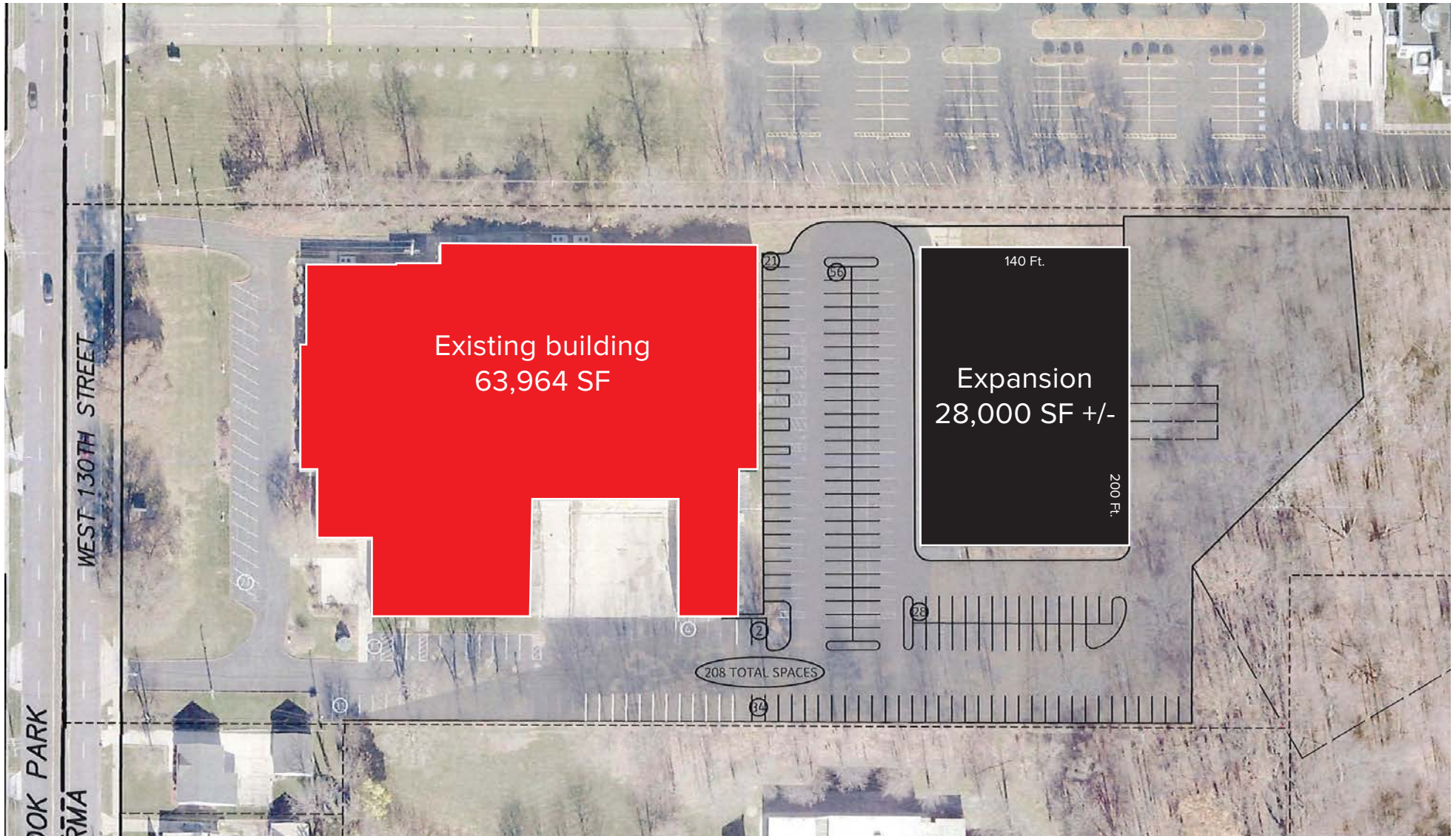
EXISTING FLOOR PLAN

63,964 SF





EXPANSION OPTION 3



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PROPERTY LOCATION



DRIVE TIMES

-  **I-480 — 1.6 miles**
-  **I-71 — 2.2 miles**
-  **Cleveland Hopkins International Airport — 5.0 miles**
-  **Rockside Road amenities — 7.1 miles**

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FOR FURTHER INFORMATION, PLEASE CONTACT:

DAVID STECKER

Managing Director

+1 440 773 7674

david.stecker@jll.com

KRISTY HULL, SIOR, CCIM

Senior Vice President

+1 440 226 1550

kristy.hull@jll.com



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