

CURRIE-HALL INVESTMENT CO. BROKERS

77 Milford Road, Suite 274, Hudson, Ohio 44236
Akron 330-650-0525 Cleveland 330-656-3314 Fax 330-650-0531

2,900 SF INDUSTRIAL FLEX SPACE FOR LEASE

1,864 SF Office – 1,036 SF Warehouse

7792 Capital Boulevard, Macedonia, Ohio 44056



- An Industrial Building with Retail Exposure on Route 8
- Excellent Freeway Access to Cleveland, Akron and Northeast Ohio
- Super Insulated & Quality Construction
- Great Supportive Amenities, Hotels, Restaurants, Etc.
- Separately Metered Utilities

PROPERTY DETAILS

Location: 7792 Capital Blvd, Macedonia, Ohio 44056

Parcel Number: 3303196

Year Built: 1979

Zoning: G-I General Industrial

Taxing District: City of Macedonia

Ceiling Height: 16'

Construction: Brick/Block

Dock: 1

Lighting: Fluorescent

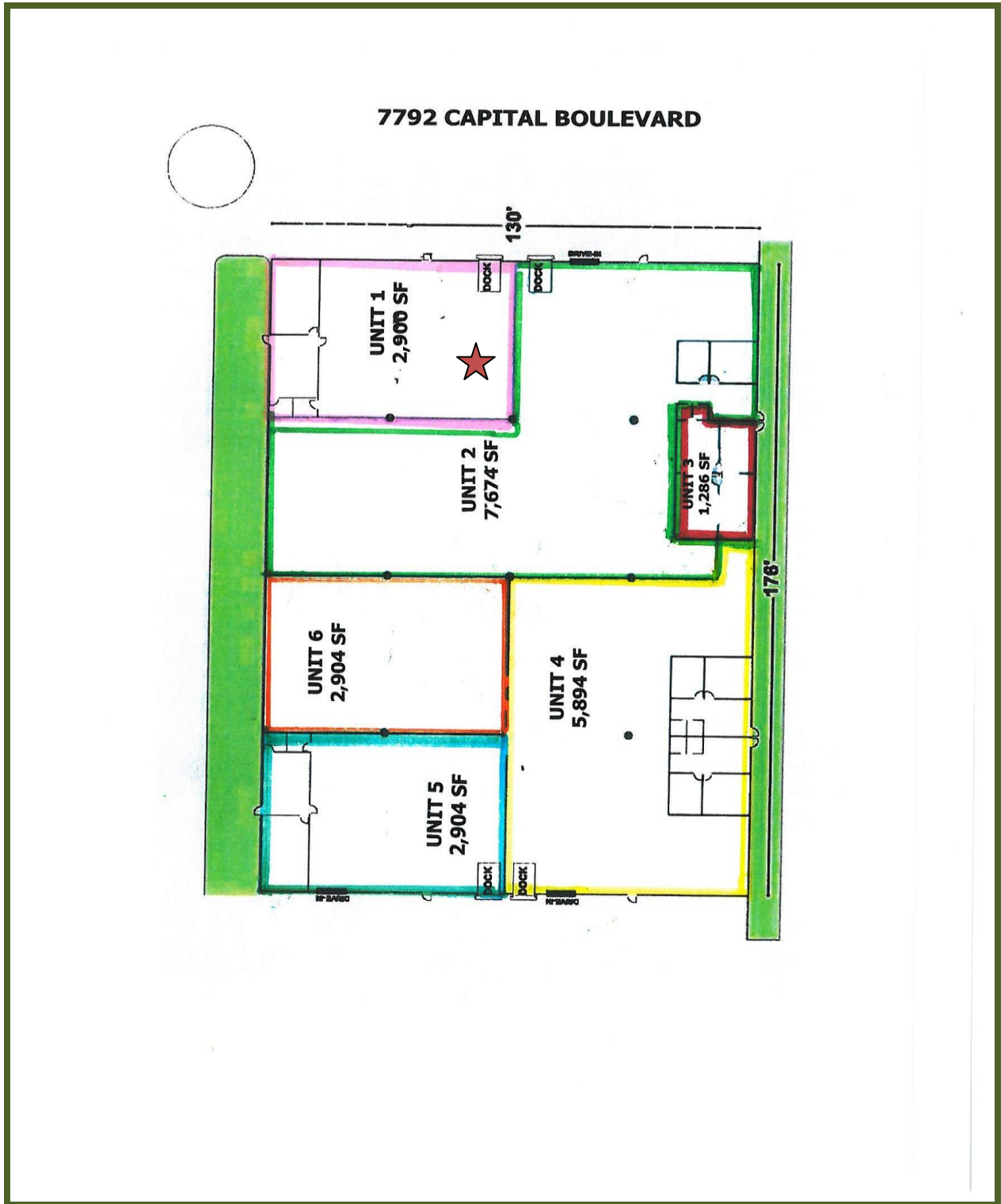
Power: 208 volt, 400 amp, 3 phase, 4 wire

Roof: New built-up roof

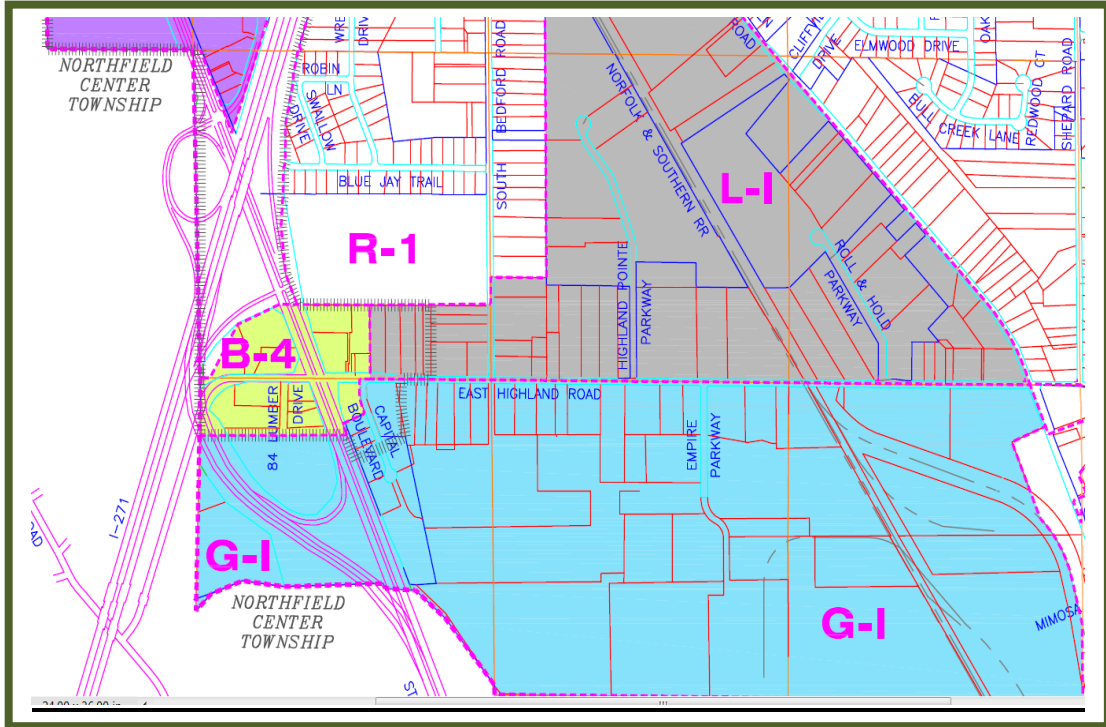
Parking: 45 cars – Total Building

Utilities: Storm Sewer – City of Macedonia
Sanitary Sewer – Summit County
Water – City of Cleveland
Gas – Dominion East Ohio
Electric – Ohio Edison
Cable – Time Warner, AT&T

BUILDING FLOOR PLAN



ZONING MAP



AERIAL MAP



ZONING DESCRIPTION

1169.04 G-I GENERAL INDUSTRIAL DISTRICT.

(a) Purpose. The purpose of the G-I General Industrial District is to provide for manufacturing, storage, distribution and wholesaling facilities which can conform to equally high performance standards as the uses in the Limited (L-I) Industrial District, but which may require or could benefit from the utilization of outdoor processing or storage areas. This district would be applied to those areas suitable for industrial uses but which are the most remote from residential or business areas in the City.

(b) Permitted Uses.

(1) All uses permitted in the Limited (L-I) Industrial District, which are not detrimental to uses in the Residential District. Specifically prohibited are noxious, dangerous or offensive uses by reason of emission of odor, dust, smoke, gas, noise, flame or vibration.

(2) Outdoor processing and storage when located to comply with established setback and screening requirements.

(Ord. 59-1991. Passed 6-27-91.)

C. Gasoline service stations, and other auto repair services;

D. Other automobile services deemed similar by the Planning Commission.

(4) Retail businesses which have as a major activity or component outdoor storage or other activities, such as garden centers and lumber yards, and which generally have large site area requirements compared to most retail businesses. This provision does not include drive-in banking windows or drive-in restaurants.

(5) Communication facilities.

(6) Public utility rights of way and other facilities.

(7) Post offices, police and fire stations and similar governmental services.

(c) Conditional Uses. Retail businesses which:

(1) Generally sell a single product line requiring a large floor area for the product or service sold;

(2) Are businesses occupying or intending to occupy an existing industrial building;

(3) Do not generally need to associate, for marketing purposes, with other retail businesses in a shopping center type environment; and

(4) Are determined by the Planning Commission to be compatible with the other uses permitted in this district.

(d) Accessory Uses.

(1) Administrative offices.

(2) Retail sales area.

(3) Cafeterias, restaurants and other types of food service.

(4) Recreational facilities.

(5) Off-street parking for employees and visitors.

(6) Signs.

(Ord. 51-1983. Passed 8-11-83.)

(e) Minimum Lot Size and Frontage. The minimum lot size for new development shall be two acres with minimum lot frontage, measured at the right-of-way line, of 150 feet; except that the minimum lot frontage on a cul-de-sac shall be 150 feet measured at the building setback line.

(Ord. 2-1989. Passed 3-23-89.)

(f) Building and Storage Setback Requirements.

(1) The building setback from any street shall be a minimum of thirty feet provided that the minimum setback shall be seventy feet when:

A. The site is across the street from residentially zoned land; and/or

B. The lot is adjacent to, and the industrial building is within 200 feet of a residentially zoned parcel.

(2) Outdoor storage areas shall be set back from the front property line a minimum of 100 feet, except that the minimum setback shall be 300 feet when across the street from residentially zoned land.

(Ord. 58-1991. Passed 6-27-91.)

(3) The side and rear setback line for any building or structure shall be a minimum of fifteen feet provided that:

A. A setback is not required when such side or rear property line is adjacent to a railroad right of way; and

B. The minimum side or rear setback shall be seventy feet when the corresponding lot line is contiguous to residentially zoned land; provided further that the setback shall be increased by one foot for every foot of building length along such property line greater than fifty feet but in no event is the setback required to be more than 150 feet.

(Ord. 51-1983. Passed 8-11-83.)

(4) Outdoor storage areas shall have the same side and rear yard setbacks as the buildings pursuant to subsection (f)(3) hereof, except that when such outdoor storage area is adjacent to a residentially zoned land the minimum setback shall be 300 feet.

(Ord. 58-1991. Passed 6-27-91.)

(5) The Planning Commission may approve lesser building and storage setbacks when the applicant has demonstrated, through unique and sensitive design of the building and site, such as imaginative facade design, abundant landscaping, extensive berming screens, that the purposes of the setback standard have been achieved and that a reduced setback will, therefore, have no material adverse impact on surrounding properties.

(g) Height of Building. A building shall not be erected to a height greater than sixty feet, except that this limitation shall not apply to roof tanks and other mechanical equipment, water towers, elevator bulk heads, chimneys, antennas, and other appurtenances. (Ord. 51-1983. Passed 8-11-83.)

(h) Additional Yard Requirements, Including Landscaping and Screening. All yards required pursuant to subsection (f) hereof which are not otherwise used for off-street parking or buildings shall be smoothly graded and landscaped with grass or other suitable ground cover and shall have other plantings and landscape features as appropriate and approved by the Planning Commission pursuant to Section [1137.05](#). Outdoor processing and storage permitted in this District shall be screened as determined and approved by the Planning Commission so as not to be conspicuous as viewed from any street or any residentially zoned land. (Ord. 59-1991. Passed 6-27-91.)

(i) Parking Requirements. The number of accessory off-street parking spaces shall be provided in accordance with Section [1171.11\(c\)](#) and such parking shall be located and constructed in accordance with Section [1171.11\(e\)](#).

(j) Planning Commission Review Procedures. All construction for permitted or conditional uses in the G-I District, whether new construction, expansion of existing buildings or renovations to site conditions or characteristics shall be submitted to and approved by the Planning Commission pursuant to Section [1137.05](#).

(Ord. 51-1983. Passed 8-11-83.)



MAP OF HIGHWAYS

