



5145 Brecksville Rd.
Richfield, OH

Property Features

- Sublease Runs Through April of 2029
- Units 303 & 304
- Available Space: 4,184 SF
Warehouse Space: 2,500 SF
Office Space: 1,679 SF
- Drive-In Doors: (1) 10' x 10'
- Ceiling Height: 14'
- Excellent access to I-77 and I-80
- Lease Rate: \$9/SF NNN



Noah Broadbent, CCIM
+1 440 708 8578
noah.broadbent@naipvc.com

Joe Hauman, CCIM
+1 440 591 3723
joe.hauman@naipvc.com

FOR SUBLEASE Photos



Noah Broadbent, CCIM
+1 440 708 8578
noah.broadbent@naipvc.com

Joe Hauman, CCIM
+1 440 591 3723
joe.hauman@naipvc.com

FOR SUBLEASE

Photos

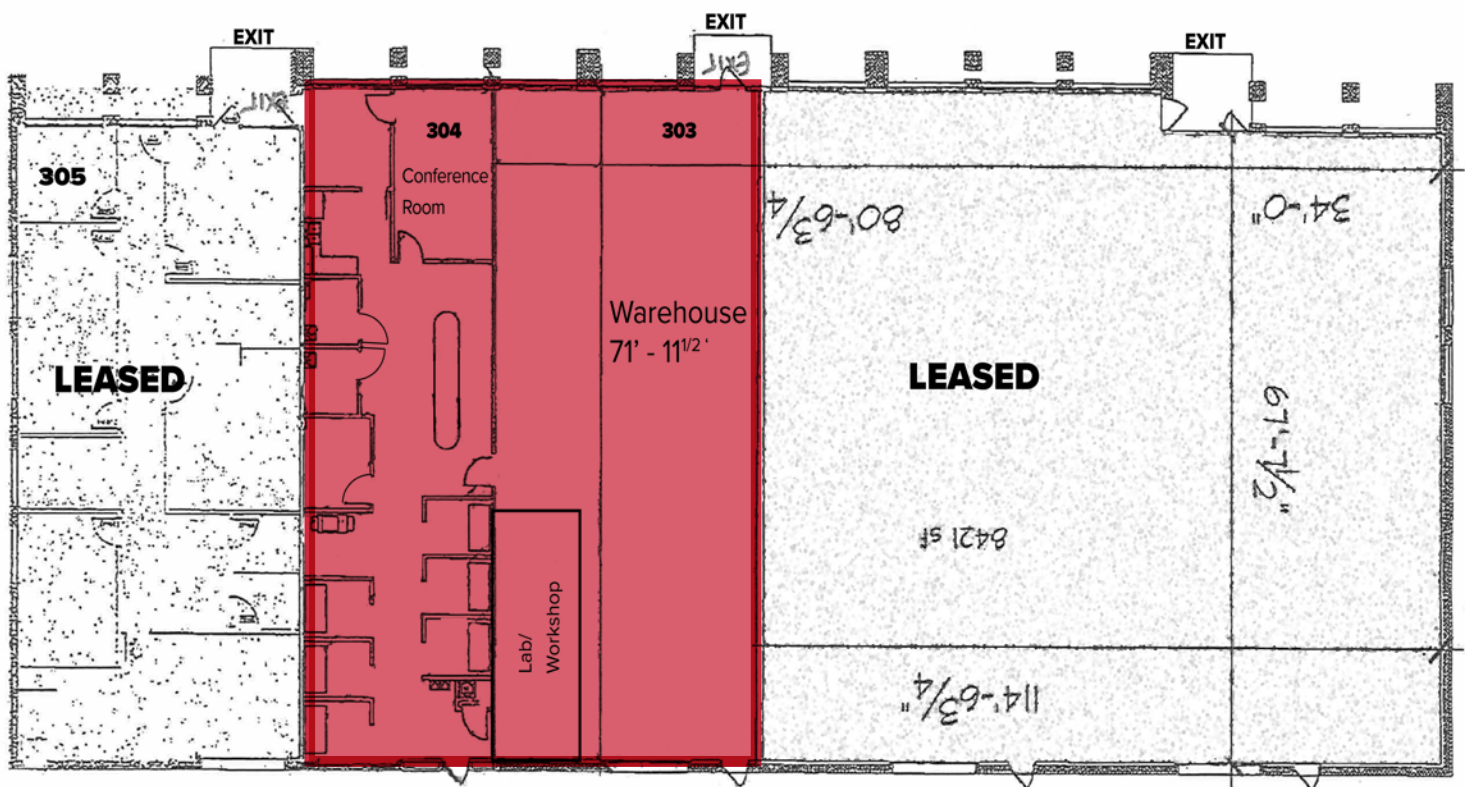


Noah Broadbent, CCIM
+1 440 708 8578
noah.broadbent@naipvc.com

Joe Hauman, CCIM
+1 440 591 3723
joe.hauman@naipvc.com

FOR SUBLEASE Floor Plan

Unit Floor Plan

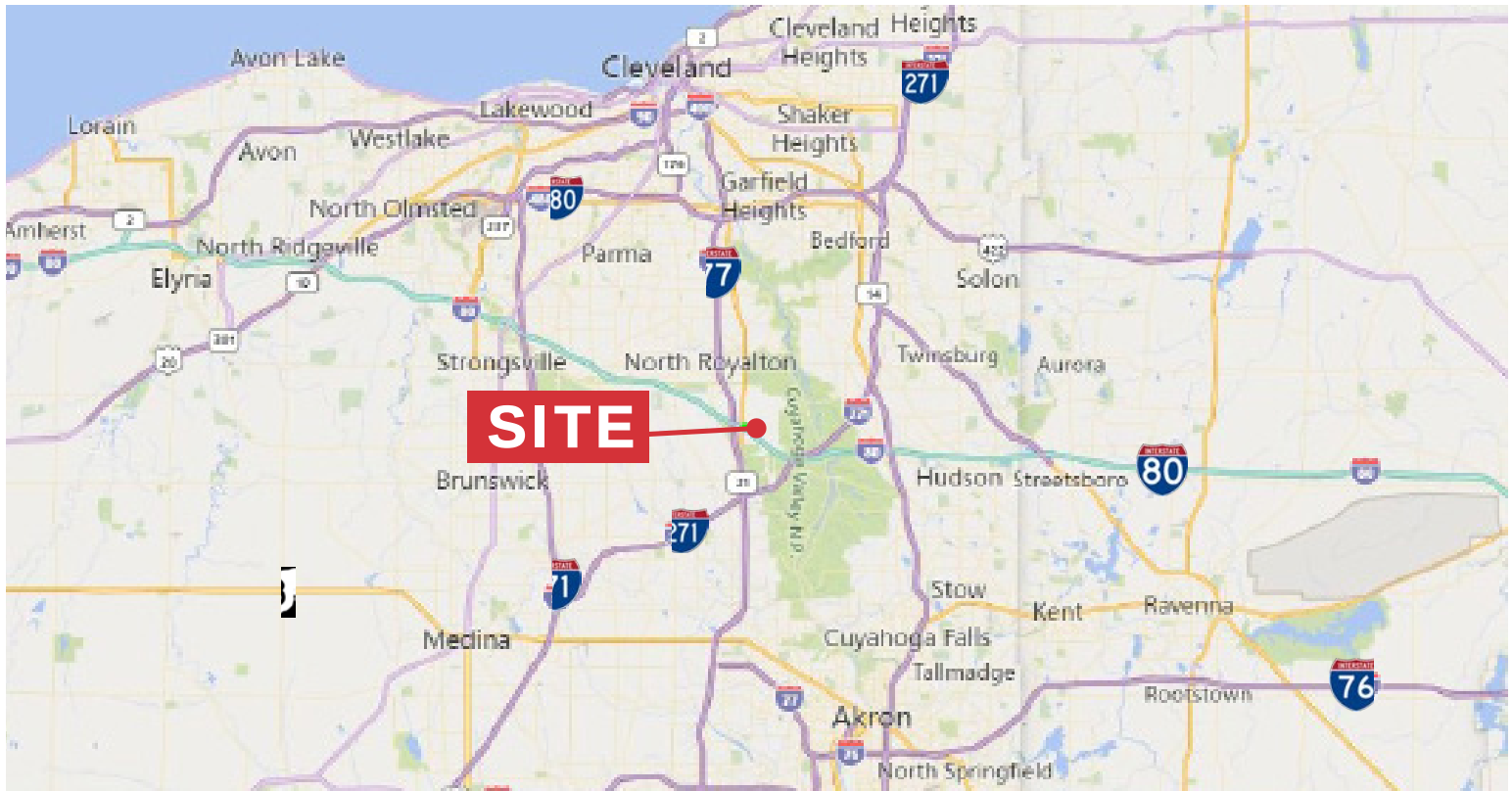


Noah Broadbent, CCIM
+1 440 708 8578
noah.broadbent@naipvc.com

Joe Hauman, CCIM
+1 440 591 3723
joe.hauman@naipvc.com

FOR SUBLEASE

Locations



FOR SUBLEASE

Property Details

Pricing Details

SUBLEASE RATE:	\$9/SF NNN
----------------	------------

OPEX:	\$3.39/SF
-------	-----------

Property Details

PROPERTY TYPE:	Flex
----------------	------

AVAILABLE SPACE:	4,184 SF
------------------	----------

WAREHOUSE:	2,500 SF
------------	----------

OFFICE:	1,679 SF
---------	----------

DRIVE-IN DOORS:	(1) 10' x 10'
-----------------	---------------

CEILINGS:	14'
-----------	-----

INTERCHANGE / DISTANCE:	I-77 & I-80 / 0.5 miles
-------------------------	-------------------------

LOCATION:	Building 3 of the Richfield Office Park
-----------	---

Notes

Well-maintained business park on Brecksville Road with excellent access to I-77 & I-80. 4,184 SF is available and includes 14' ceilings and a 10' x 10' drive-in door. Sublease offers below-market rental rate.

Noah Broadbent, CCIM

+1 440 708 8578

noah.broadbent@naipvc.com

Joe Hauman, CCIM

+1 440 591 3723

joe.hauman@naipvc.com