

FOR LEASE

# 28045 RANNEY PARKWAY

Westlake, Ohio 44145



## OFFERING HIGHLIGHTS

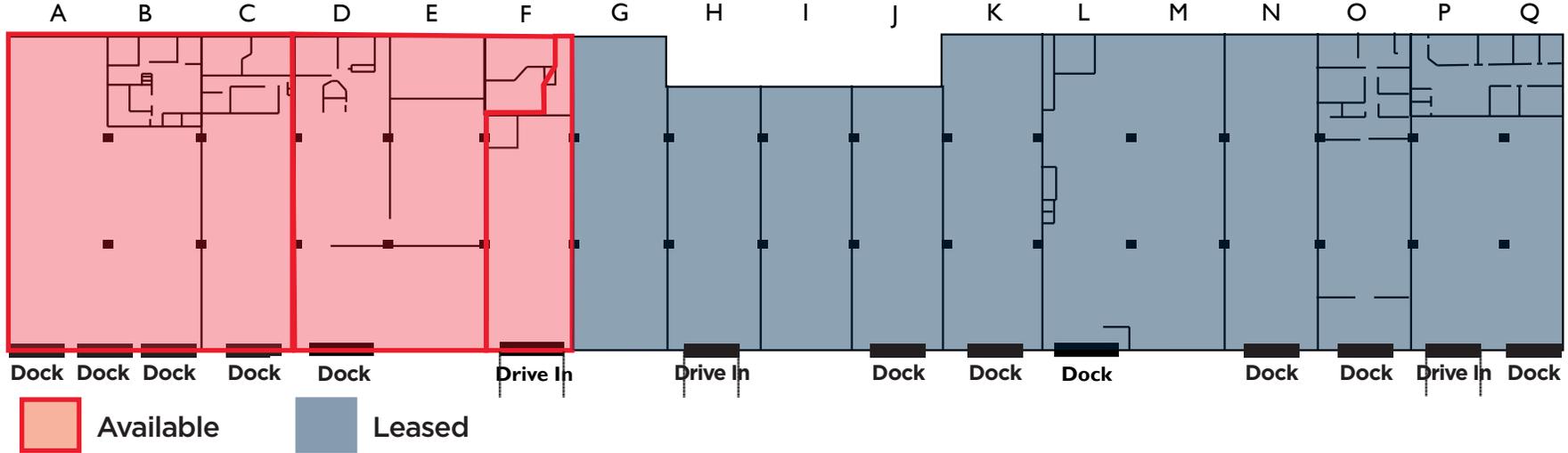
- 21,530 SF available for lease
- Divisible to 3,000 SF
- High-image masonry construction
- Campus like setting
- On-site Management
- Easily accessible to I-90, Crocker Park, shopping, restaurants and lodging
- Ample parking (car and truck)

**HIGH-IMAGE  
MULTI-TENANT  
COMPLEX**



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# PROPERTY FEATURES



## PROPERTY SPECIFICATION

<b>TOTAL SF</b>	59,400 SF
<b>AVAILABLE SF</b>	21,530 SF
<b>MINIMUM AVAILABLE</b>	3,000 SF
<b>CEILING HEIGHT</b>	18'
<b>TRUCK DOCKS</b>	Eleven (11)
<b>DRIVE-IN DOORS</b>	Three (3)
<b>POWER EACH UNIT (MIN)</b>	200A / 208V / 3P
<b>ROOF</b>	Asphalt Built Up
<b>SPRINKLER</b>	Wet
<b>LIGHTING</b>	LED - T-8 Fluorescent
<b>HEAT</b>	Overhead Gas
<b>AIR-CONDITIONING</b>	Rooftop
<b>CONSTRUCTION</b>	Brick / Block
<b>PARKING</b>	Ample
<b>FIBER SERVICE PROVIDER</b>	AT&T Air LTE / 5G

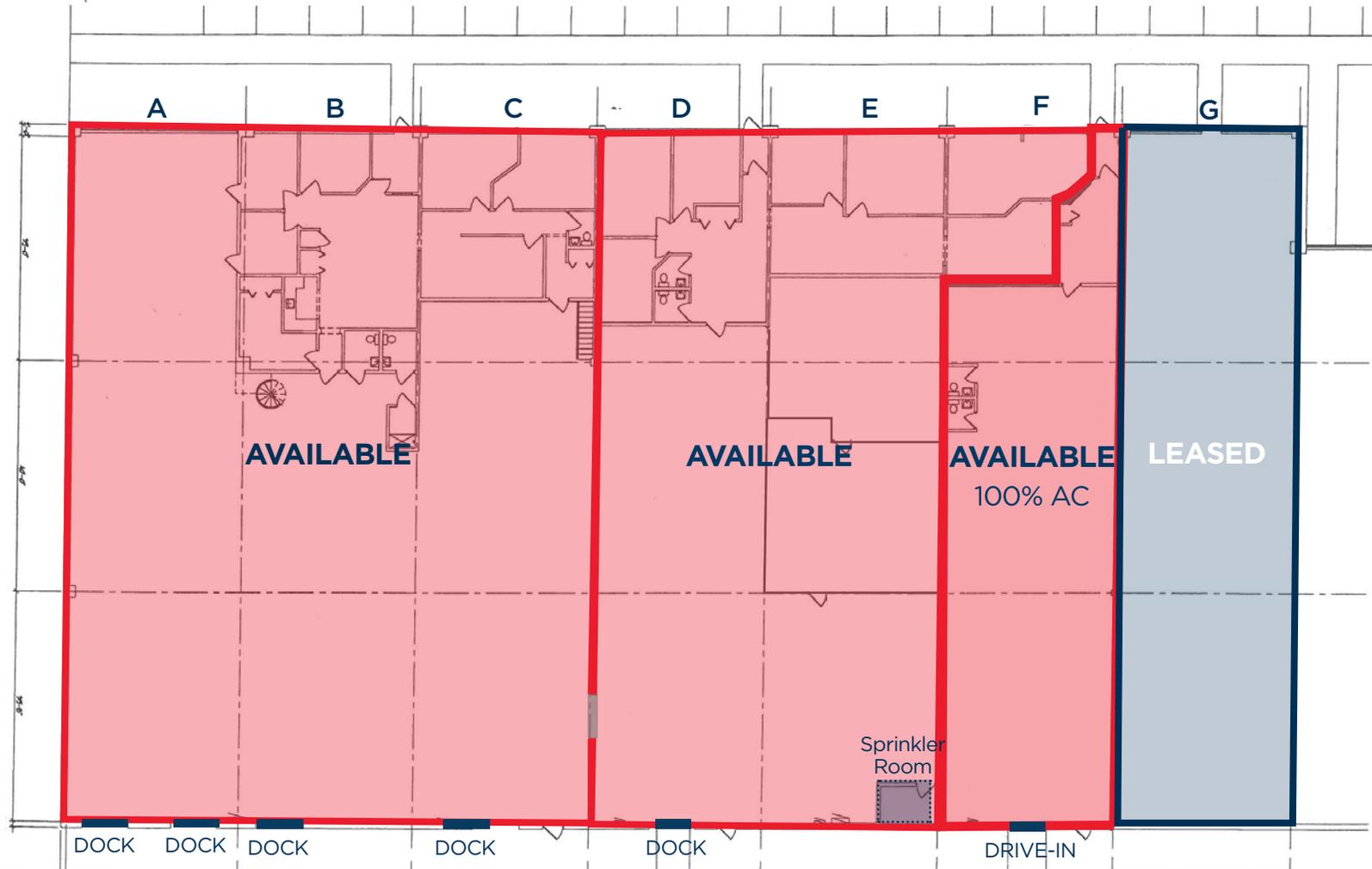
## CURRENT AVAILABILITIES

UNIT(S)	TOTAL SF	OFFICE SF	WHSE SF	DRIVE-INS & DOCKS	BASE LEASE RATE
A, B + C	10,800 SF	3,097 SF	7,703 SF	0 4	\$8.43/SF NNN
D + E	7,730 SF	3,210 SF	4,520 SF	0 1	\$9.08/SF NNN
F	3,000 SF	240 SF	2,760 SF	1 0	\$7.00/SF NNN
<b>TOTAL</b>	<b>21,530 SF</b>	<b>6,547 SF</b>	<b>14,983 SF</b>		

**Estimated NNN Expenses: \$2.45/SF**

# PROPERTY FLOOR PLAN

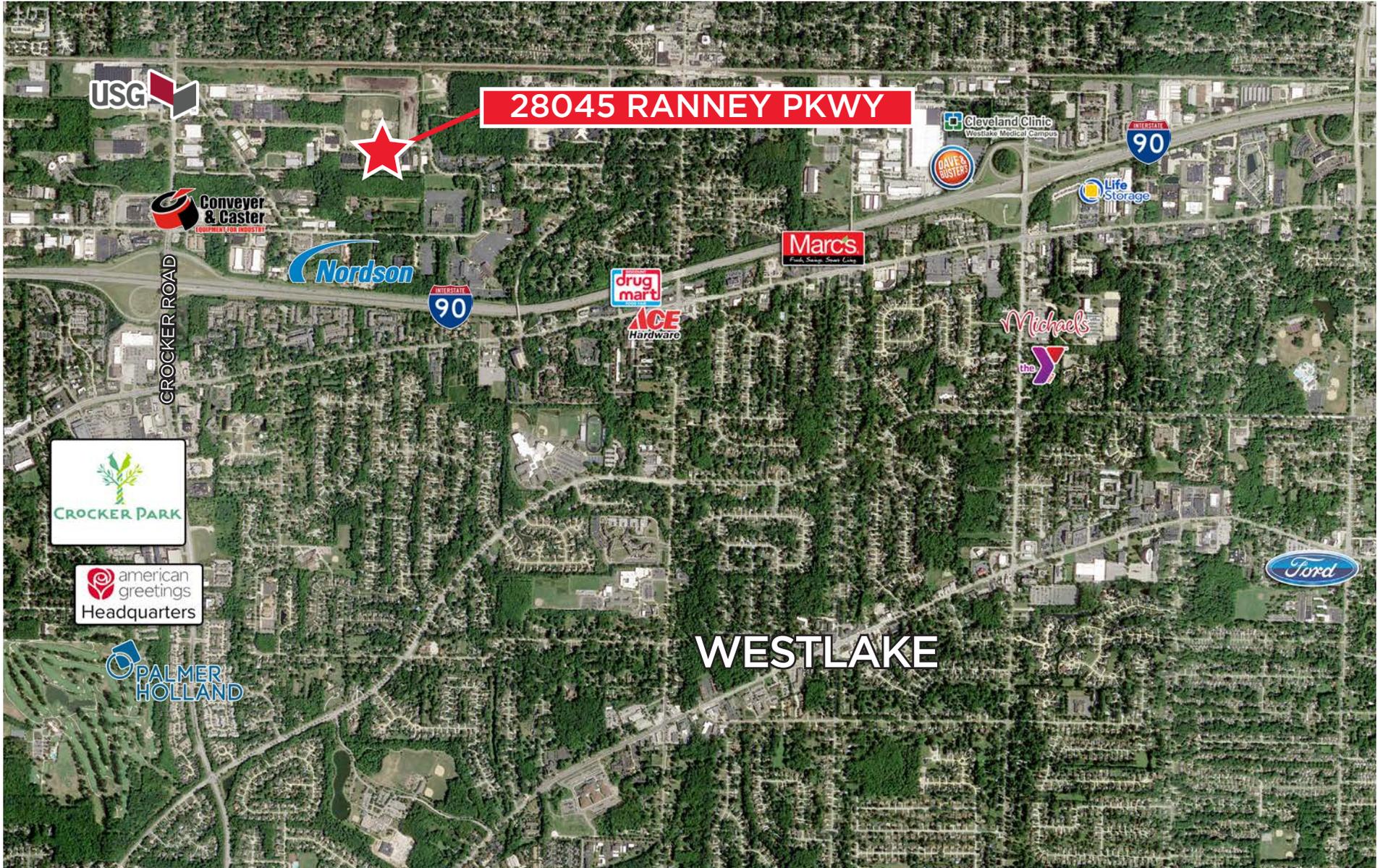
28045 Ranney Parkway  
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Truck Cort

RANNEY PARKWAY

# LOCATION MAP



# PROPERTY PHOTOS





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