

CEDAR TREE CENTER I AT FRENCH CREEK BUSINESS PARK

CBRE

3620 MALLARD RUN
SHEFFIELD VILLAGE, OH

±103,769 SF
SPACE FOR LEASE
Available Jan 1, 2025





PROPERTY OVERVIEW

High Bay Warehouse & Distribution Facility

- ±103,769 SF Warehouse & Distribution Facility – Expansion Opportunity for an Additional ±104,000 SF
- Built in 2019
- ESFR Fire Protection
- Equipped with Multiple Truck Docks with Levelers and Drive-Ins
- Available January 1, 2025
- Excellent Access to I-90 and I-80 (OH Turnpike)
- Neighbors include: Magna Techcraft Seating, Ford Motor Company Assembly Plant, Lubrizol, and more.

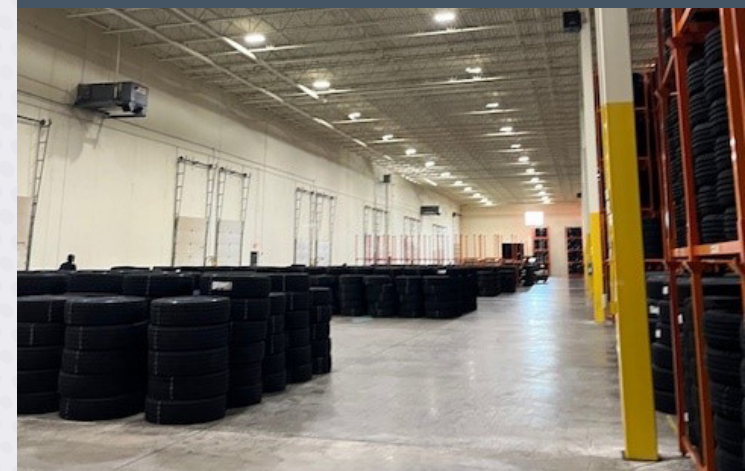
LEASE RATE

\$7.95/SF NNN

BUILDING SPECIFICATIONS

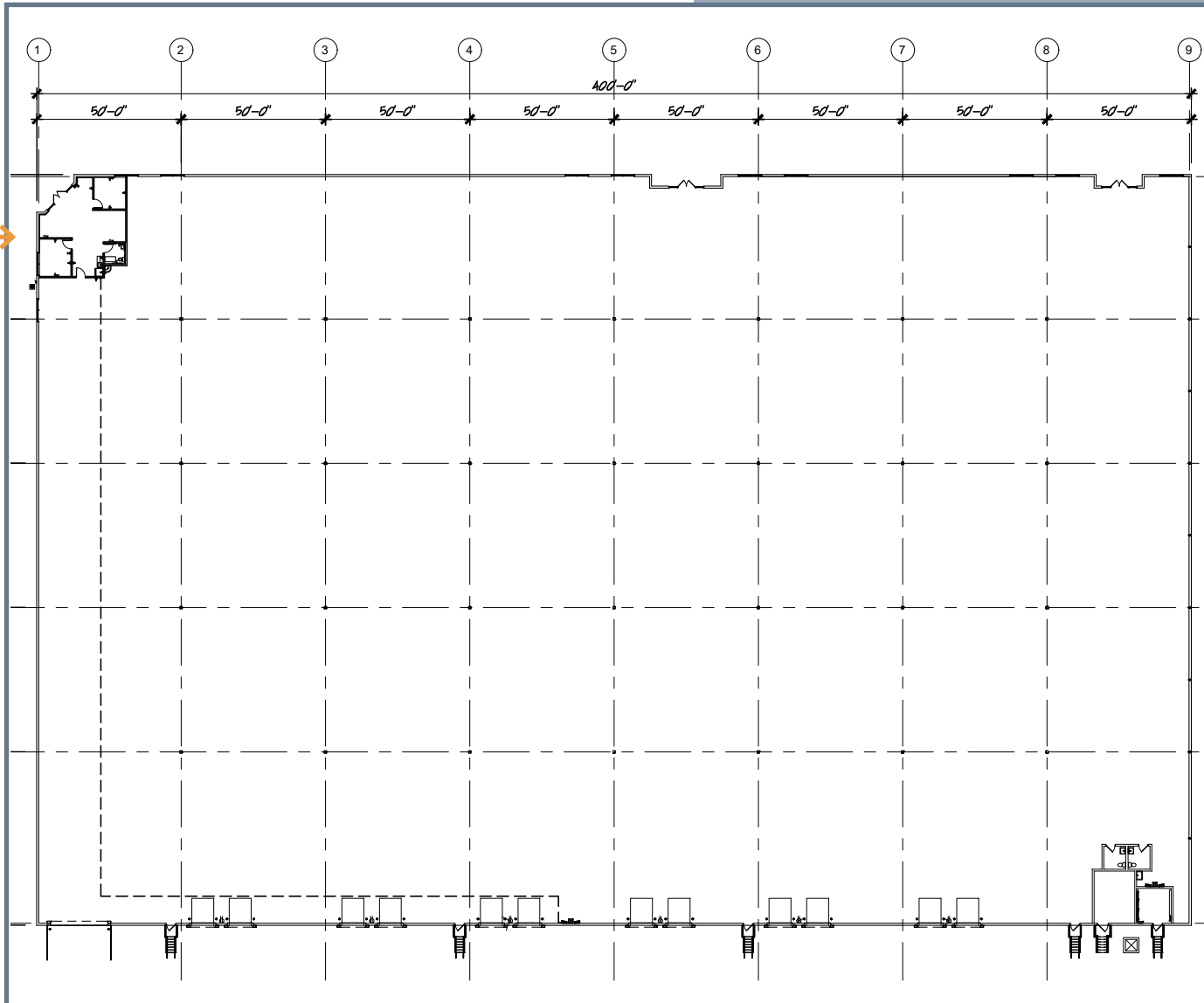
Cedar Tree Center I Building Specs

Total SF	103,769 SF
Expandable SF	±104,000 SF
Construction	Concrete/Steel
Office SF	969 SF
Clear Height	32' with ESFR
Column Spacing	50' x 50' / 60' Speed Bay at Docks
Floor	6" - 4,000 PSI Reinforced Concrete Slab
Heat	Cambridge HTHV Blow Through Space Heaters
Lighting	LED
Electrical	1600A / 480V / 3P
Drive-Ins	2 - 20' W x 14' H
Docks	12 - 9' x 10' Doors with 35,000 lb. Mechanical Dock Levelers
Available	January 1, 2025
Parking	150 cars



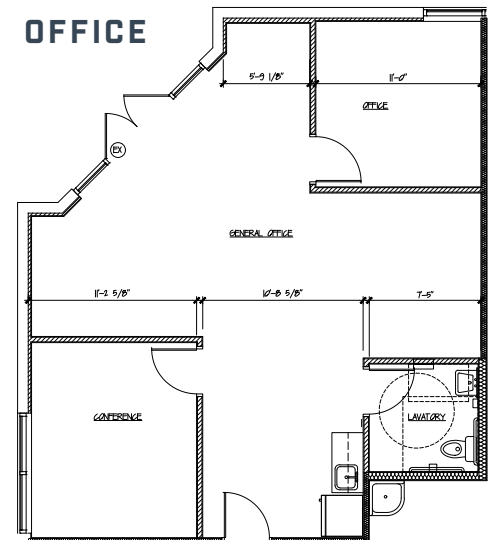
FLOOR PLAN

Cedar Tree Center I
±103,769 SF



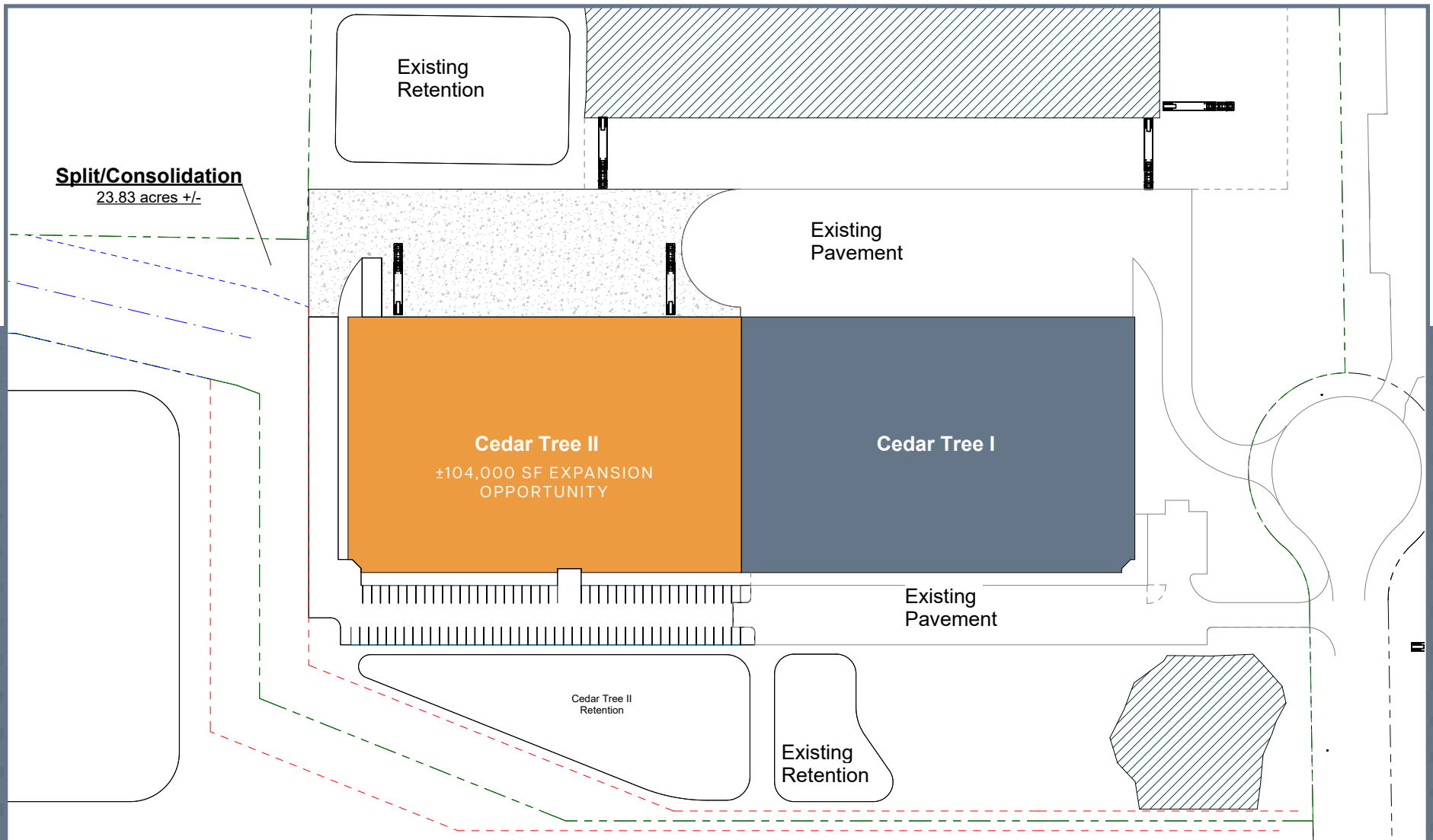
WAREHOUSE
103,769 SF

OFFICE
969 SF



SITE PLAN

Cedar Tree Center I & II EXISTING I & PROPOSED II





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103,769 SF
SPACE FOR LEASE

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CBRE

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