

EXCEPTIONAL INDUSTRIAL BUILDING FOR SUBLEASE

7820 EAST PLEASANT VALLEY ROAD | INDEPENDENCE, OHIO

7820 East Pleasant Valley Road offers a remarkable opportunity for businesses seeking a high-quality industrial space. The building offers a prime location, well-maintained facilities, and a range of impressive features.



Lease Rate:
Blended Rate of \$8.95/SF NNN
Estimated Operating Expenses:
\$2.20/SF

HIGHLIGHTS



Building Size

50,339 SF warehouse
9,860 SF office

60,199 SF total building size



Well-Maintained Building:

Meticulously maintained to ensure a professional and functional environment for tenants



Airport Proximity

30-minute drive to Cleveland Hopkins International Airport



Great Location

Situated near I-77, providing convenient access to all major highways



Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nrmk.com
Licensed Real Estate Broker



Claire Coyne McCoy
Director
216.453.3015
Claire.Coyne@nrmk.com
Licensed Real Estate Salesperson



Ample Parking

105 parking spaces (1.81/1,000 SF), newly paved and striped lot



Power

800amp/208volt/3-phase heavy electrical service

Year Built/Total Renovation

Built: 1963/Total Renovation: 2005

- The original building was reskinned, had a roof installed, cleaned and painted the warehouse area.
- Added 18,509 SF of high ceiling warehouse (26' to 32'), new office addition, replaced parking lot, installed air-conditioning in 11,220 SF of warehouse, new electrical panels, complete remodel of offices and lavatory.



Office Features

- 2 executive offices
- 2 smaller private offices
- Open cubicle space
- 3 conference rooms
- Kitchen
- Wellness room
- Creative studios with separate entrance and restrooms
- Access to an outdoor patio garden

Warehouse Features

- Separate employee entrance
- Restrooms
- Lockers
- Up to 34 foot clear height
- Sprinklered
- 4 docks/2 drive-ins
- Racking
- Dedicated cafeteria and breakroom

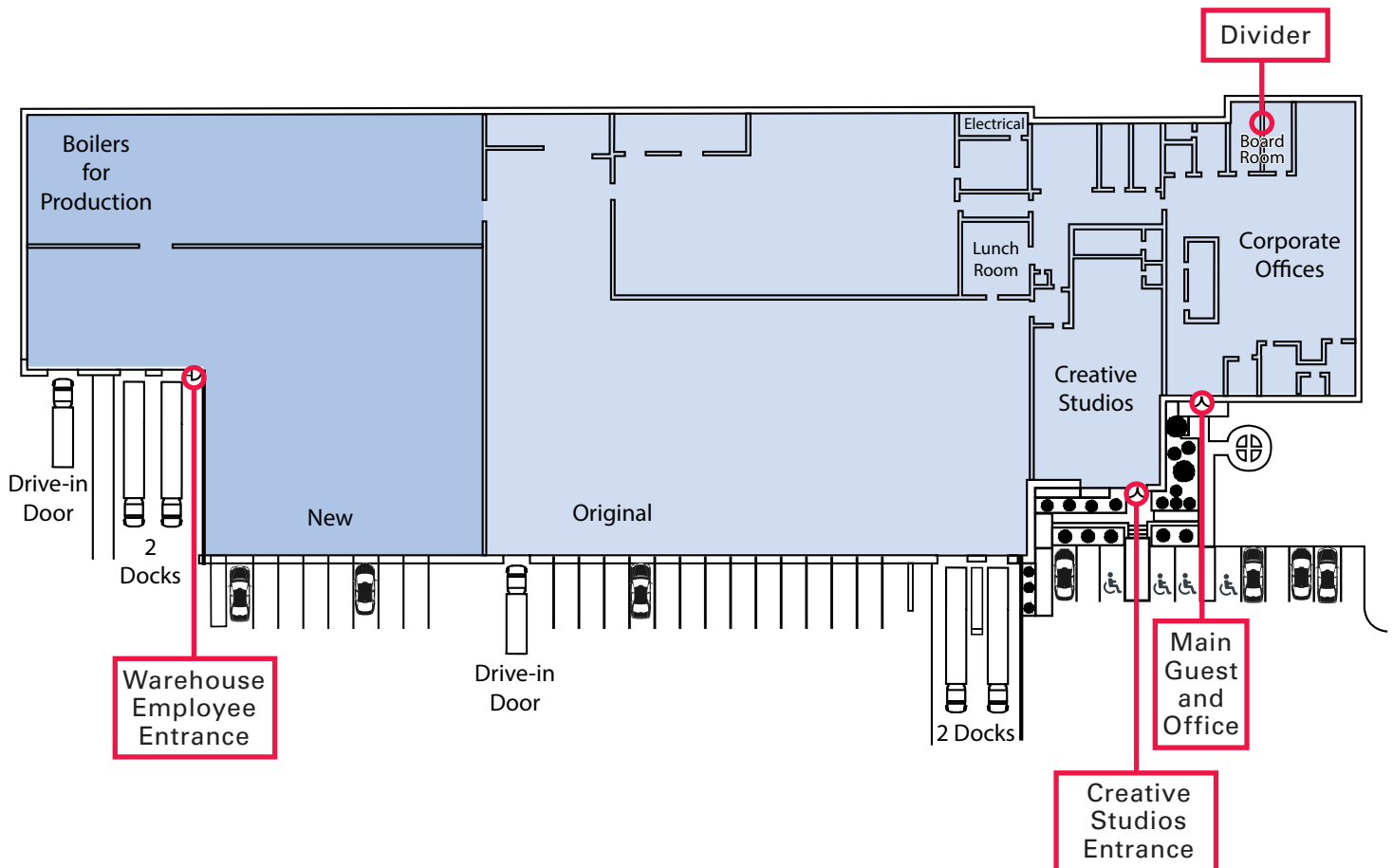


Notable Features

- 2 Generators
- Climate-controlled server room
- Fiber and CAT 6 network wiring
- An access control system
- Security cameras

New Building

Original Building



Warehouse (new): 18,509 SF

- 26' to 34' clear height
- Sprinklered
- 2 docks; 1 drive-in
- Racking 5 high (negotiable)

Warehouse (original): 31,830 SF

- 17' clear height
- Sprinklered
- 2 docks; 1 drive-in
- Racking 3 high (negotiable)

Overview of Building



Exterior Dock and Warehouse



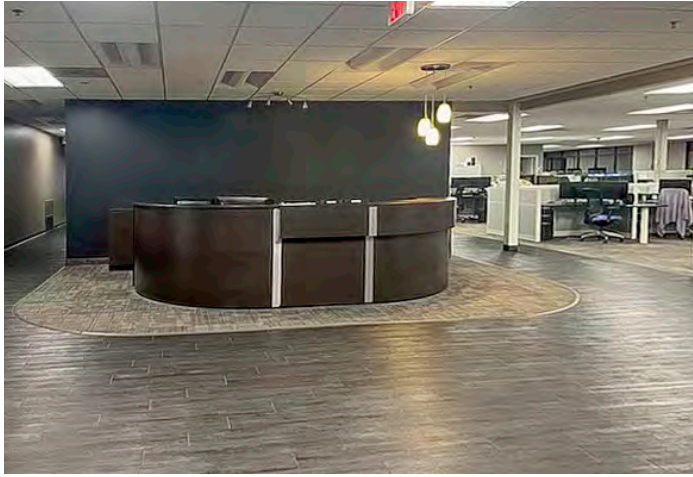
Building Entrance



Exterior Side View and Outdoor Patio



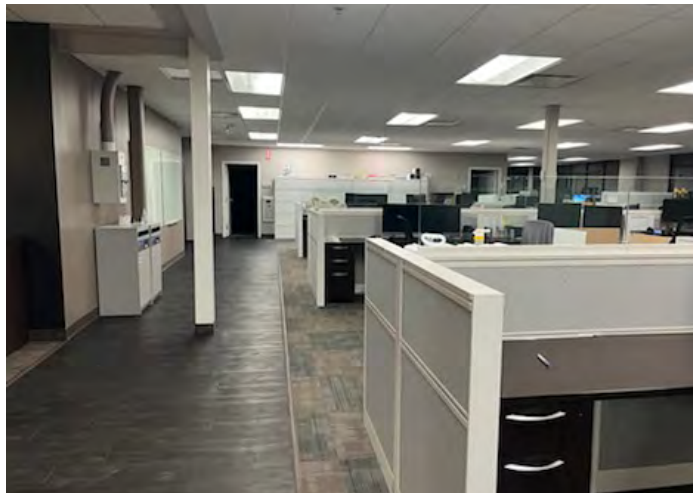
Lobby



Office Cubicles



Office Cubicles



Conference Room



Office Breakroom



Office Wellness Room



Creative Studios Overview



Creative Studios Cubicle View



Creative Studios Storage



Creative Film Area



Warehouse Breakroom



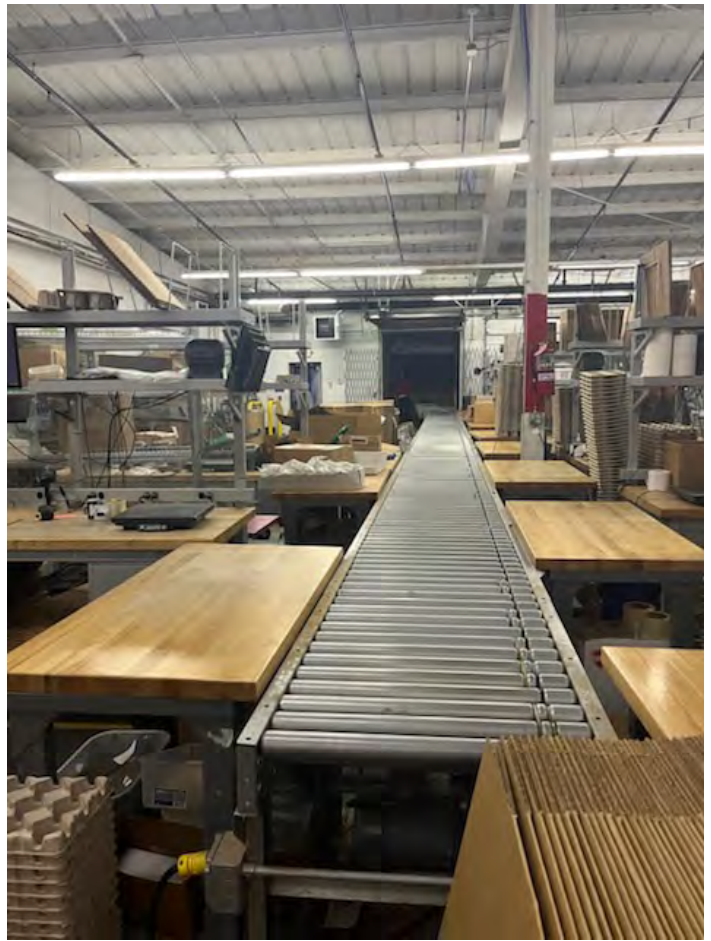
Newer Building Racking



Original Building Assembly



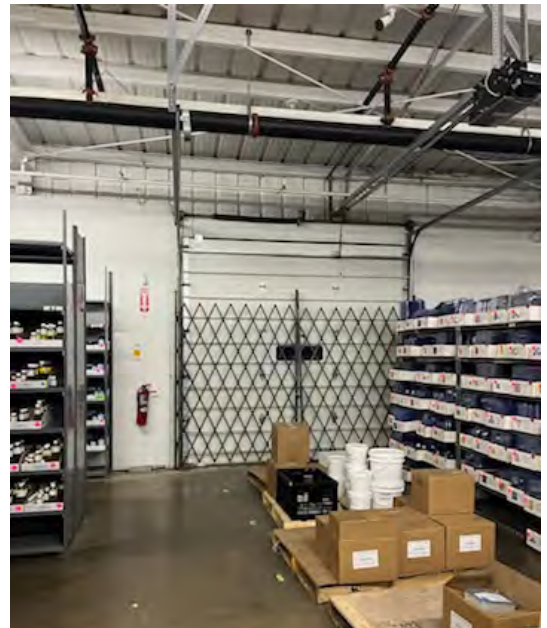
Original Building Shipping



















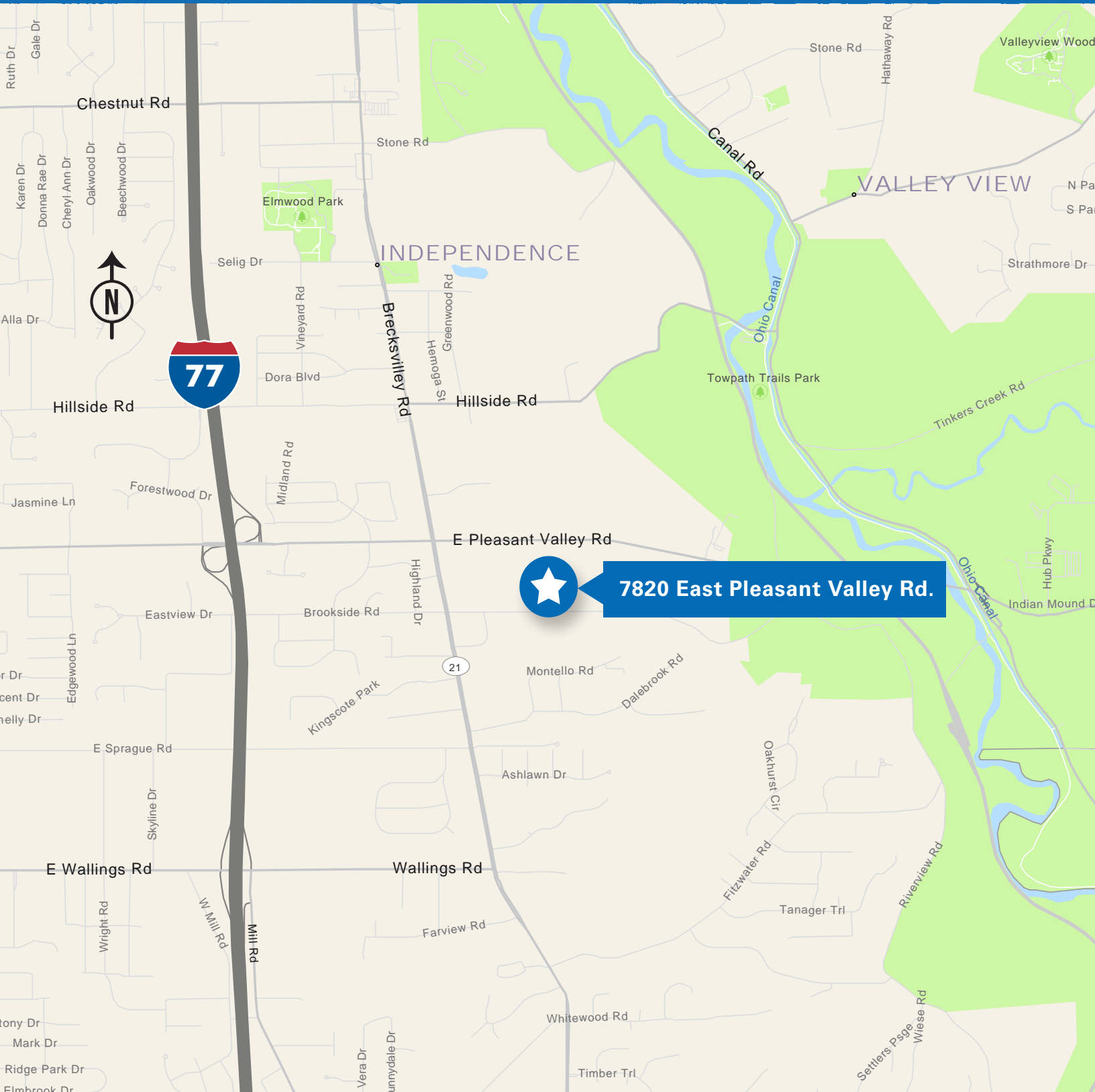
Original Building Racking



Original Building Dock



Key Facts	Education	Income	Employment	
 1,288,331 Population	 23.9% High School Diploma	 \$60,725 Median Household Income	 65.2% White Collar	 16.0% Services
 42.5 Median Age	 27.0% Some College	 \$40,998 Per Capita Income	 18.8% Blue Collar	 5.7% Unemployment Rate
 563,171 Households	 37.8% Bachelors/ Graduate/ Professional Degree	Commuters	Business	
 \$52,380 Median Disposable Income		 13.9% Spend 7+ hours commuting to and from work per week	 48,735 Total Businesses	 891,874 Total Employees



Just under 16.5 Miles (29 Minutes) to Cleveland Hopkins International Airport

