

# ±20,000 SF Warehouse & 1.33 AC of Outside Storage Near I-271

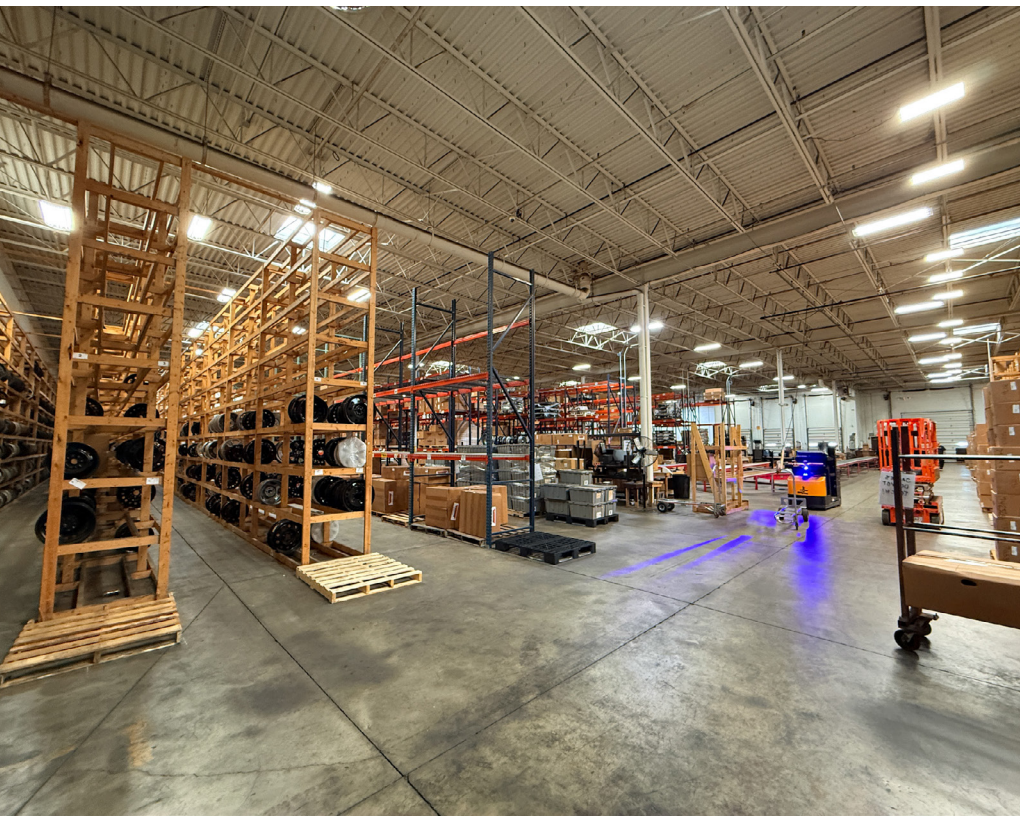
For Lease | 1001 Paster Court, Macedonia, Ohio 44056





## HIGHLIGHTS

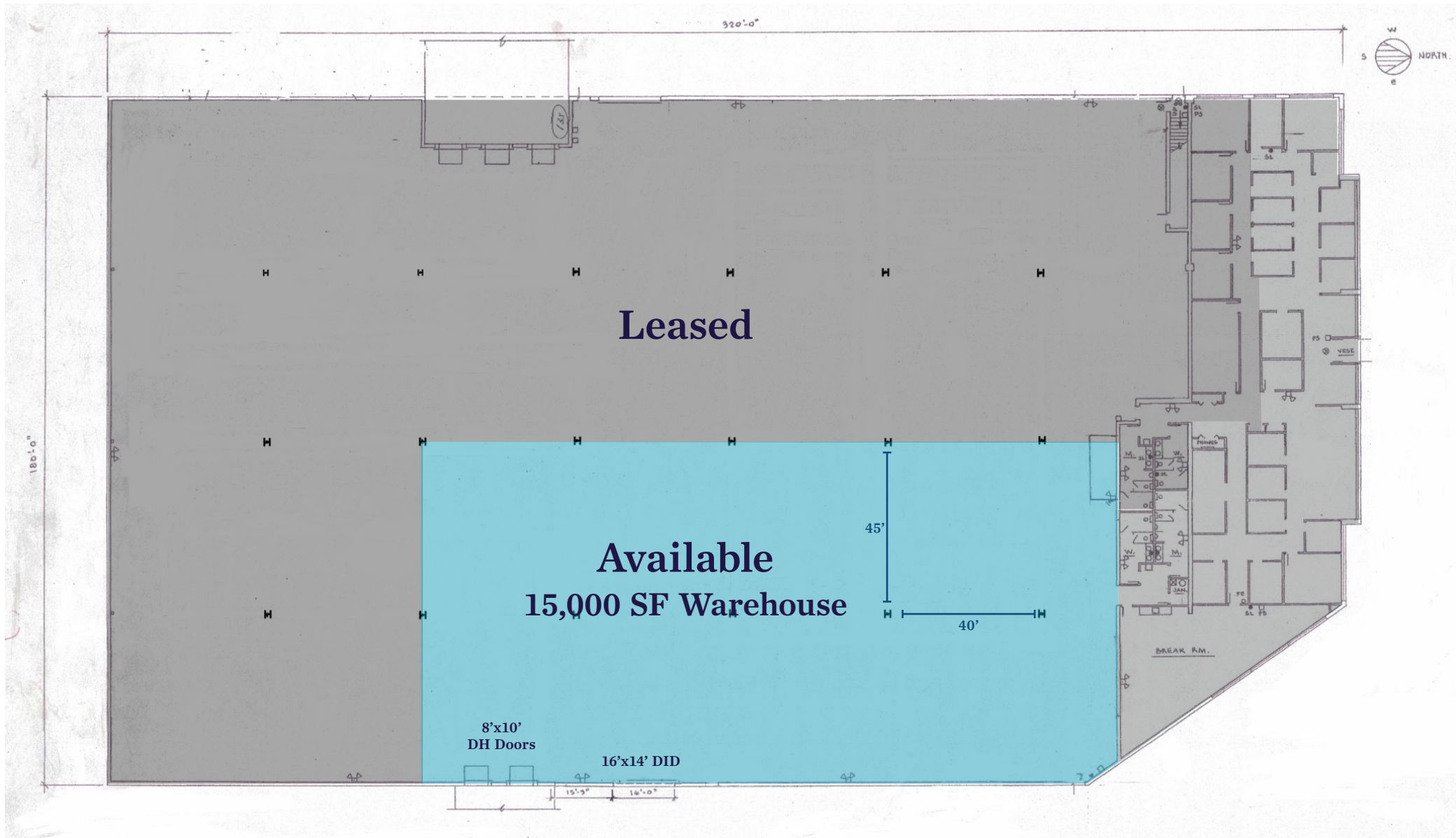
- Approximately 15,000 SF of 21' clear warehouse space with Two (2) 8'x10' docks and One (1) 16'x14' DID
- Includes approximately 1.33 Acres of cement, secured, and fenced outside storage area for materials or fleet parking
- Excellent Location:
  - Two minute easy access to I-271 & SR8
  - 10 minutes to both I-480 & I-80 (Ohio Turnpike)
  - Close to both Cleveland & Akron providing access to a large rural and urban workforce
  - Minutes from multiple dining, shopping, lodging and service amenities
- Additional office space is available for lease
- Flexible lease terms, available until 12/31/2027. Call to learn more!



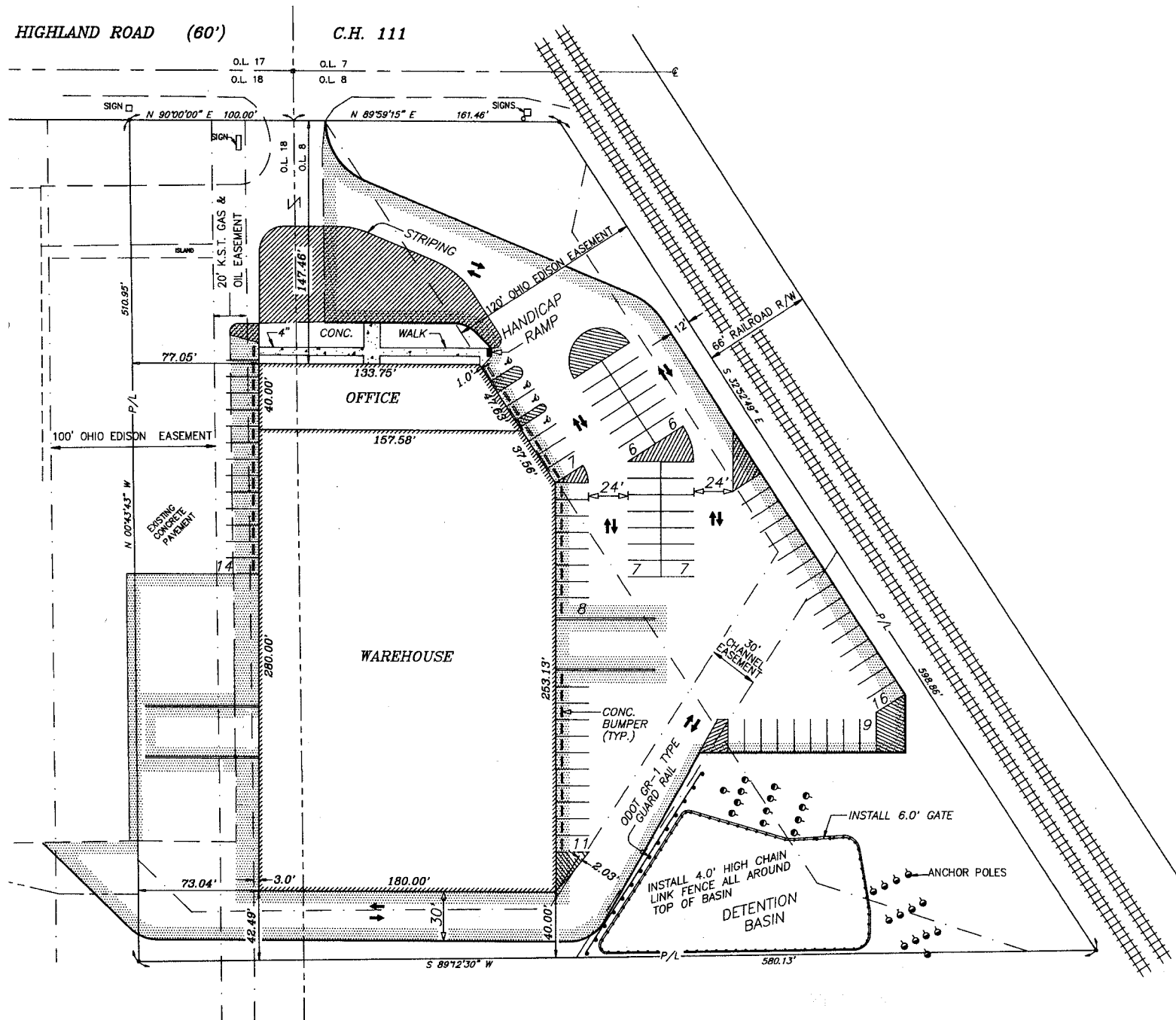
## QUICK STATS

Building Size	56,310 SF Can be leased separately
Available Space	Unit 1 - 20,000 SF <i>Warehouse - 15,000 SF</i>
Docks	Two (2) 8'x10'
Drive-In Door	One (1) 16'x14'
Clear Height	21'
Column Spacing	45'x40'
Land Area	4.77 AC
Parking Spaces	100
Power	800A / 480V / 3P
Sprinkler	100% Wet
Lease Rate	\$5.75/SF NNN   NNN = \$1.50/SF

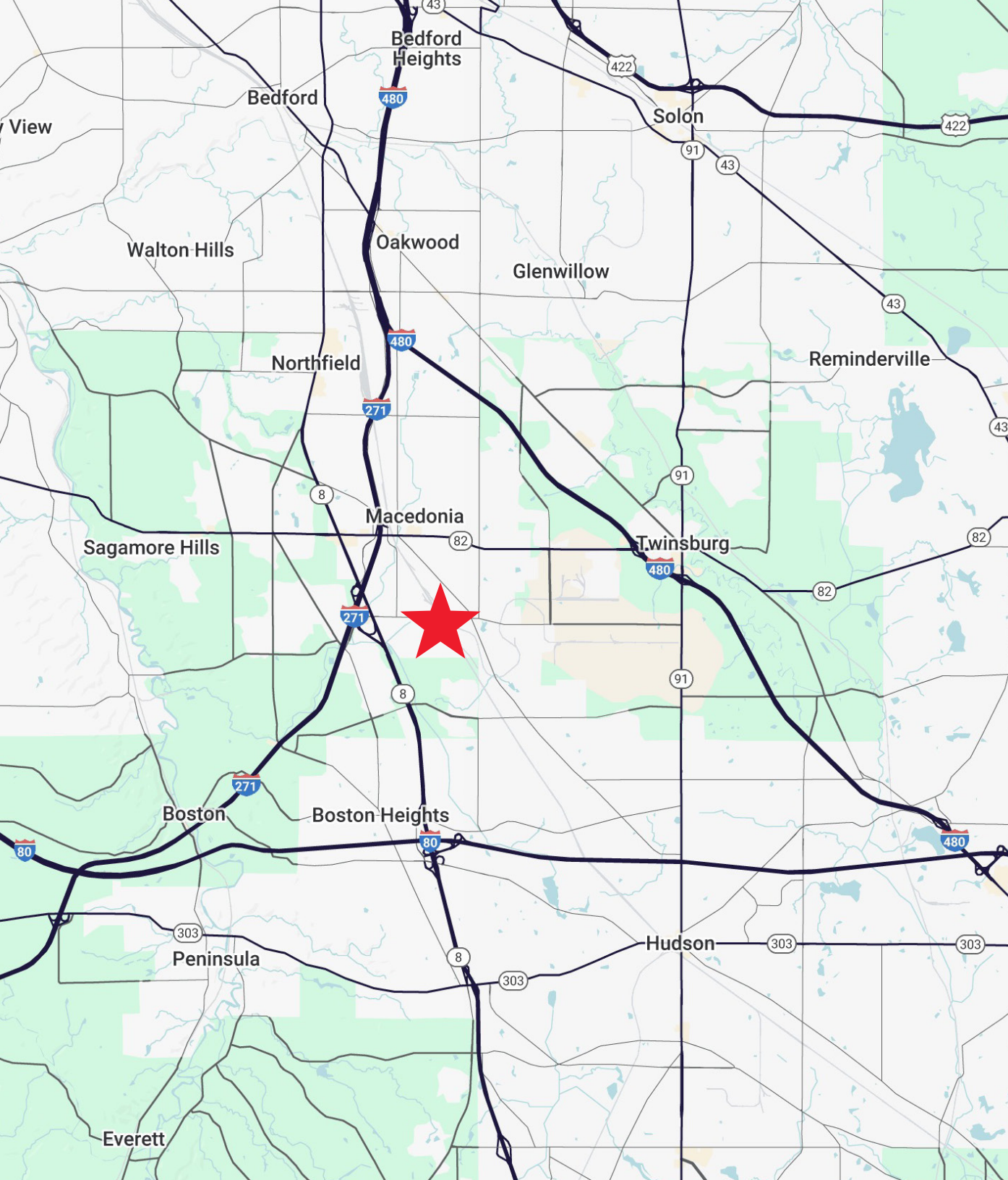
# Unit 1 | 20,000 SF: 15,000 SF Warehouse & 5,000 SF Office



# Survey







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