

AVAILABLE FOR LEASE 23945 MERCANTILE ROAD

Beachwood, OH 44122



OFFERING SUMMARY

Lease Rate:	\$7.50/SF Warehouse \$12.00/SF Office
Available SF:	3,600 - 27,375 SF

PROPERTY OVERVIEW

23945 Mercantile Road is a masonry, multi-occupant, office and warehouse building. The property is professionally managed and offers ample parking. Located on Mercantile Road, off Chagrin Boulevard, with excellent highway access.

SPACE HIGHLIGHTS

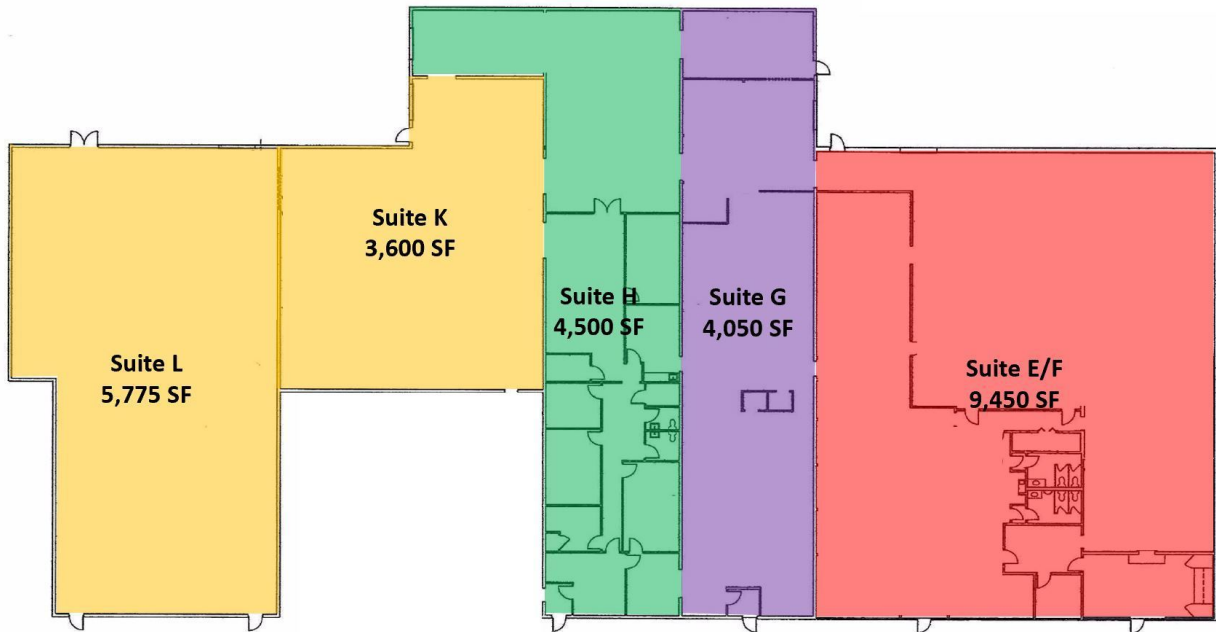
- Available July 1, 2023
- 27,375 SF Total (Divisible to 3,600 SF)
- 16 FT Clear
- 6 Loading Docks
- Build to Suit Office
- Not Sprinklered
- Ample Parking

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,600 - 27,375 SF	Lease Rate:	\$7.50/SF Warehouse \$12.00/SF Office

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	LOADING
Suite E&F	9,450 SF	Modified Gross	\$7.50/SF Warehouse & \$12.00/SF Office	1 Dock
Suite G	4,050 SF	Modified Gross	\$7.50/SF Warehouse & \$12.00/SF Office	2 Docks
Suite H	4,500 SF	Modified Gross	\$7.50/SF Warehouse & \$12.00/SF Office	1 Dock
Suite K&L	9,375 SF	Modified Gross	\$7.50/SF Warehouse & \$12.00/SF Office	2 Docks

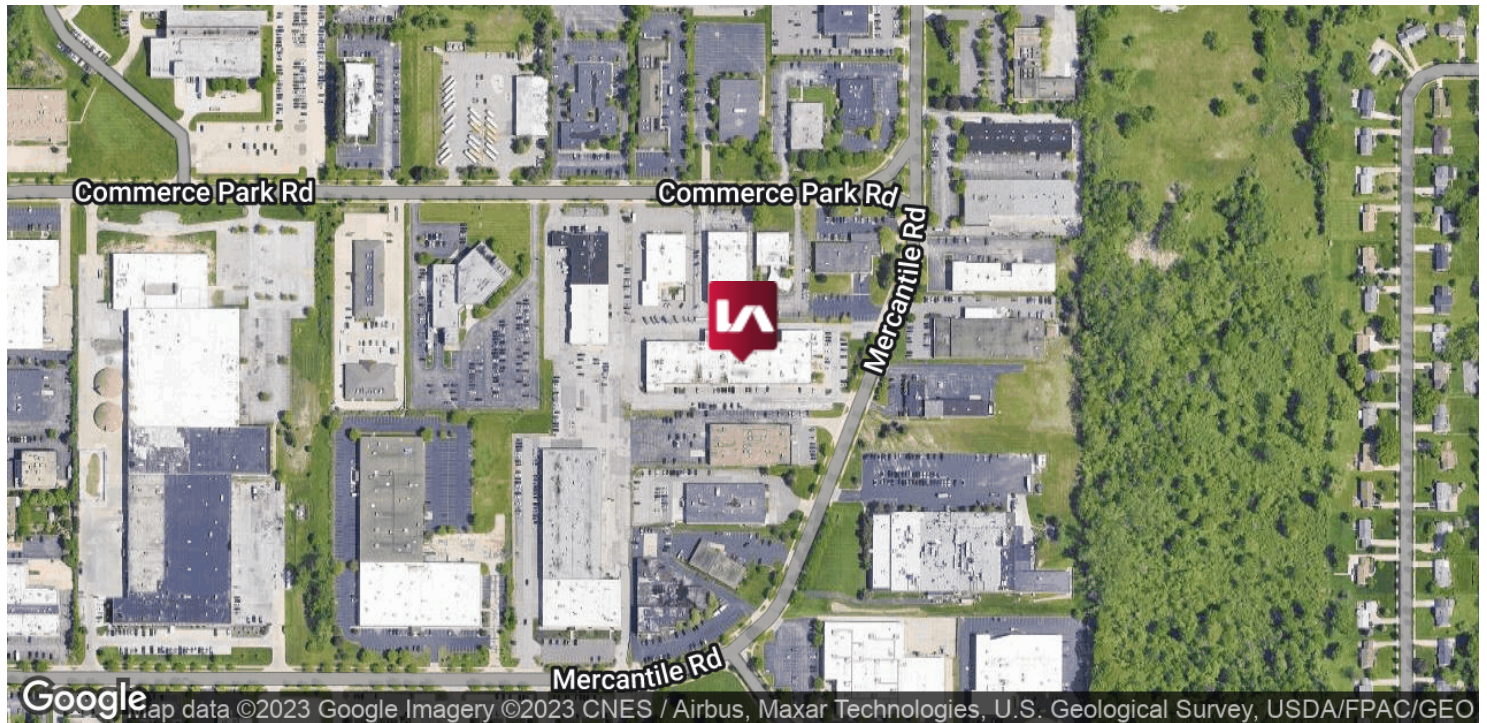
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