

# OFFICE/WAREHOUSE FOR LEASE MERCANTILE BUSINESS PARK

23645 Mercantile Rd., Beachwood, OH 44122



Lease Rate

**\$6.00 - 10.00 SF/YR**

## OFFERING SUMMARY

Building Size: 86,000 SF

Available SF: 9,000 & 16,360 SF

Lot Size: 2.32 Acres

Year Built: 1975

Market: East

Sub-Market: Beachwood

## SUITE B SUMMARY

- 16,360 SF Total
- 3,040 SF of Office
- 13,320 SF of Warehouse
- 2 Docks
- Asking \$6.00/SF Warehouse & \$10/SF Office NN (\$9,194 per Month + Nets)
- Nets approximately \$2.00/SF

## SUITE J SUMMARY

- 9,000 SF Total
- 5,200 SF of Office (Will Demo Depending on Deal Structure)
- 3,800 SF of Warehouse (Only Gas Heaters in this Section)
- 3 Docks
- Asking \$6.00/SF Warehouse & \$10/SF Office NN (\$6,233 per Month + Nets)
- Nets approximately \$2.00/SF

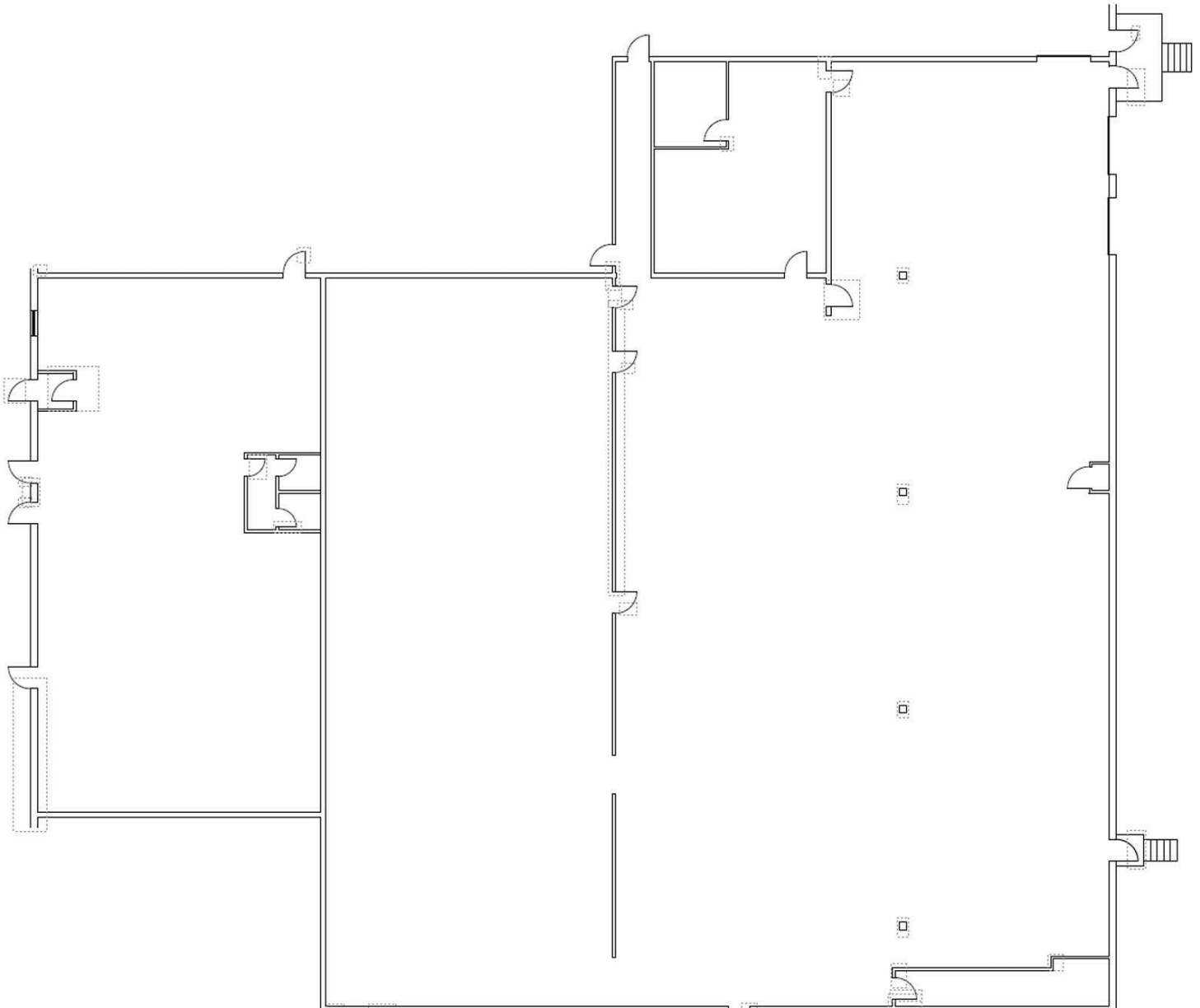
Connor Krouse  
ckrouse@lee-associates.com  
D 216.282.0125

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.

# OFFICE/WAREHOUSE FOR LEASE MERCANTILE BUSINESS PARK

23645 Mercantile Rd., Beachwood, OH 44122

(Not to Scale)



Suite B Rear - 16,360 SF

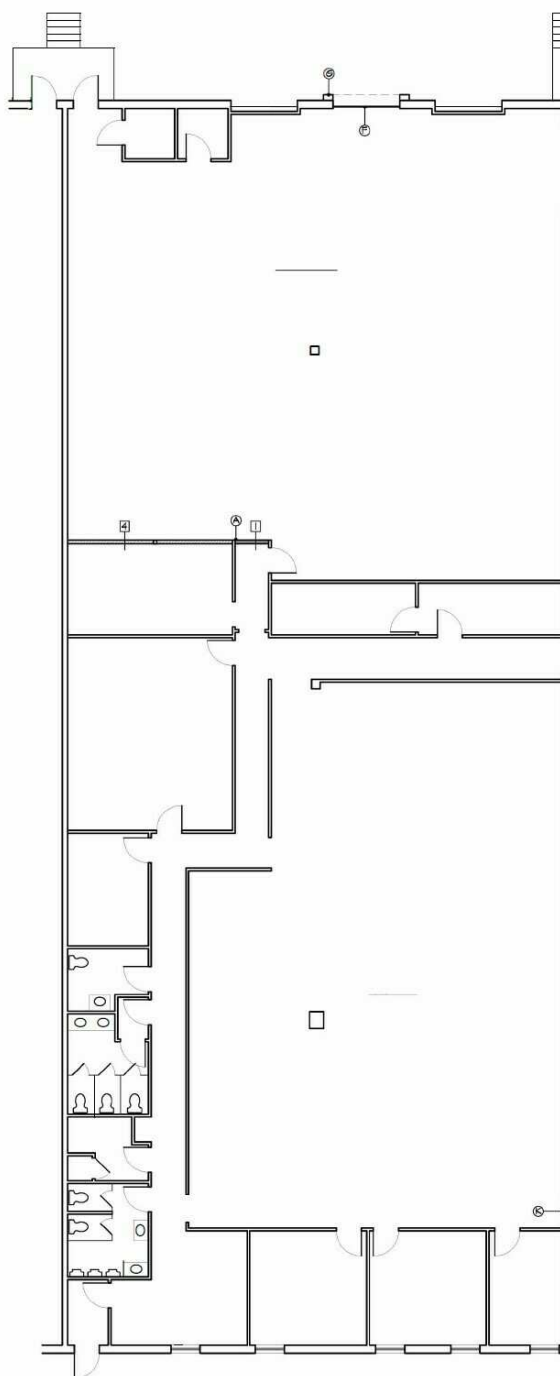
Connor Krouse  
ckrouse@lee-associates.com  
D 216.282.0125

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.

# OFFICE/WAREHOUSE FOR LEASE MERCANTILE BUSINESS PARK

23645 Mercantile Rd., Beachwood, OH 44122

(Not to Scale)



Suite J - 9,000 SF

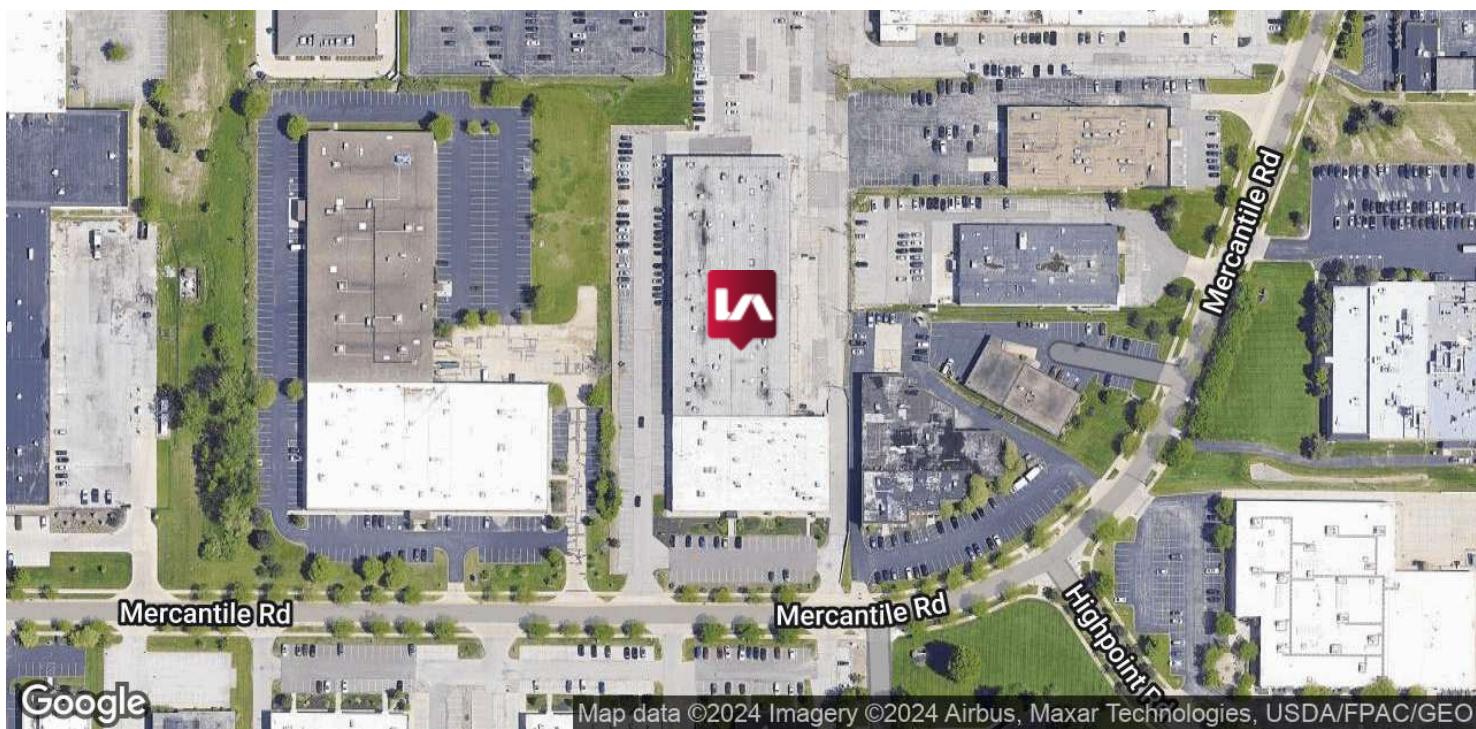
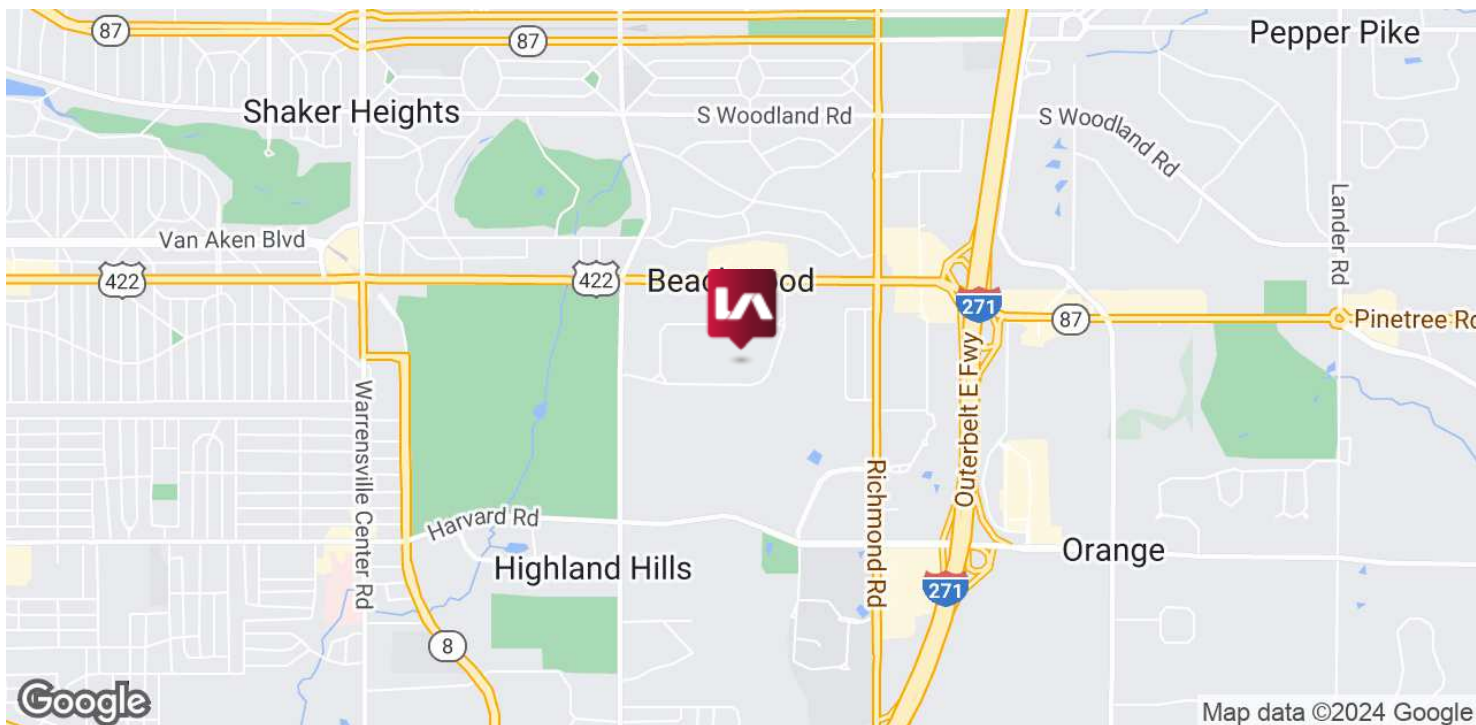
PROPOSED FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Connor Krouse  
ckrouse@lee-associates.com  
D 216.282.0125

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.

# OFFICE/WAREHOUSE FOR LEASE MERCANTILE BUSINESS PARK

23645 Mercantile Rd., Beachwood, OH 44122



Connor Krouse  
ckrouse@lee-associates.com  
D 216.282.0125

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.