

Young Republic



FOR SALE OR LEASE | **637,579 SF**
7130 KRICK ROAD | **WALTON HILLS, OH**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY DETAILS

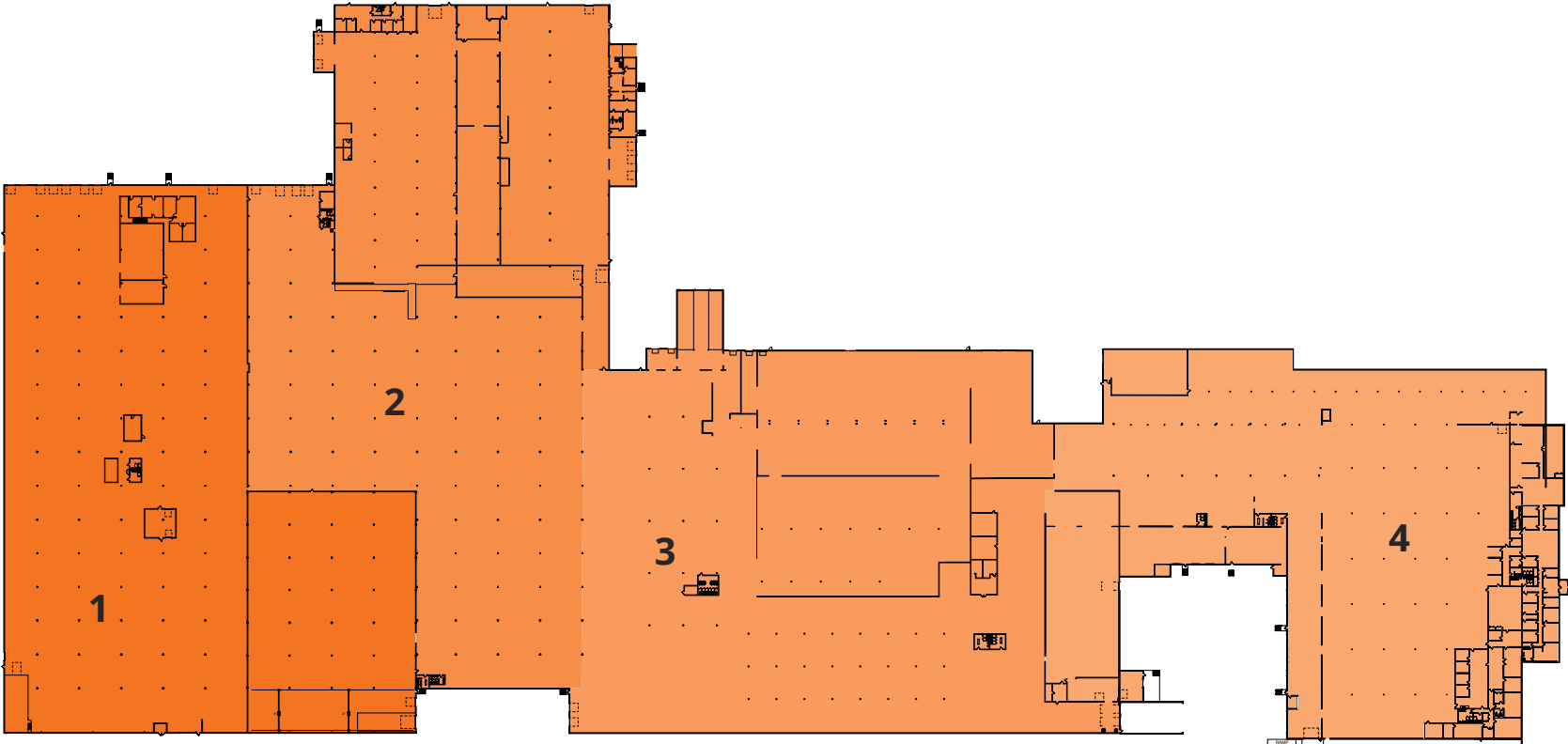
7130 KRICK ROAD | WALTON HILLS, OH

AVAILABLE SPACE	637,579 SF
MINIMUM DIVISIBLE	100,000 SF
DOCK DOORS	49
DRIVE-INS	12
CLEAR HEIGHT	13' - 21'
ROOF	Flat Built Up
WALLS	Painted Metal Block Brick
FLOORS	Reinforced Concrete
YEAR BUILT	1957 - 1967
FIRE SUPPRESSION	Wet
LIGHTING	Fluorescent
POWER	1600 Amp 277/480V
PARKING	60 Surface Spaces
LAND AREA	30.9 Acres
ZONING	I-2: Industrial District
PARCEL ID	794-30-002

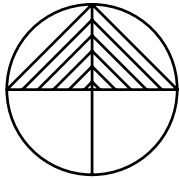


FLOOR PLAN

7130 KRICK ROAD | WALTON HILLS, OH



NUMBER	COLUMN SPACE	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	32' x 40'	19	16' - 21'	157,066 SF
2	32' x 40'	12	16'	175,493 SF
3	VARIES	8	13' - 16'	163,692 SF
4	30' x 42'	10	16'	141,328 SF
TOTAL				637,579 SF



LOCATION MAP

7130 KRICK ROAD | WALTON HILLS, OH

I-480

1 MILE

CLEVELAND, OH

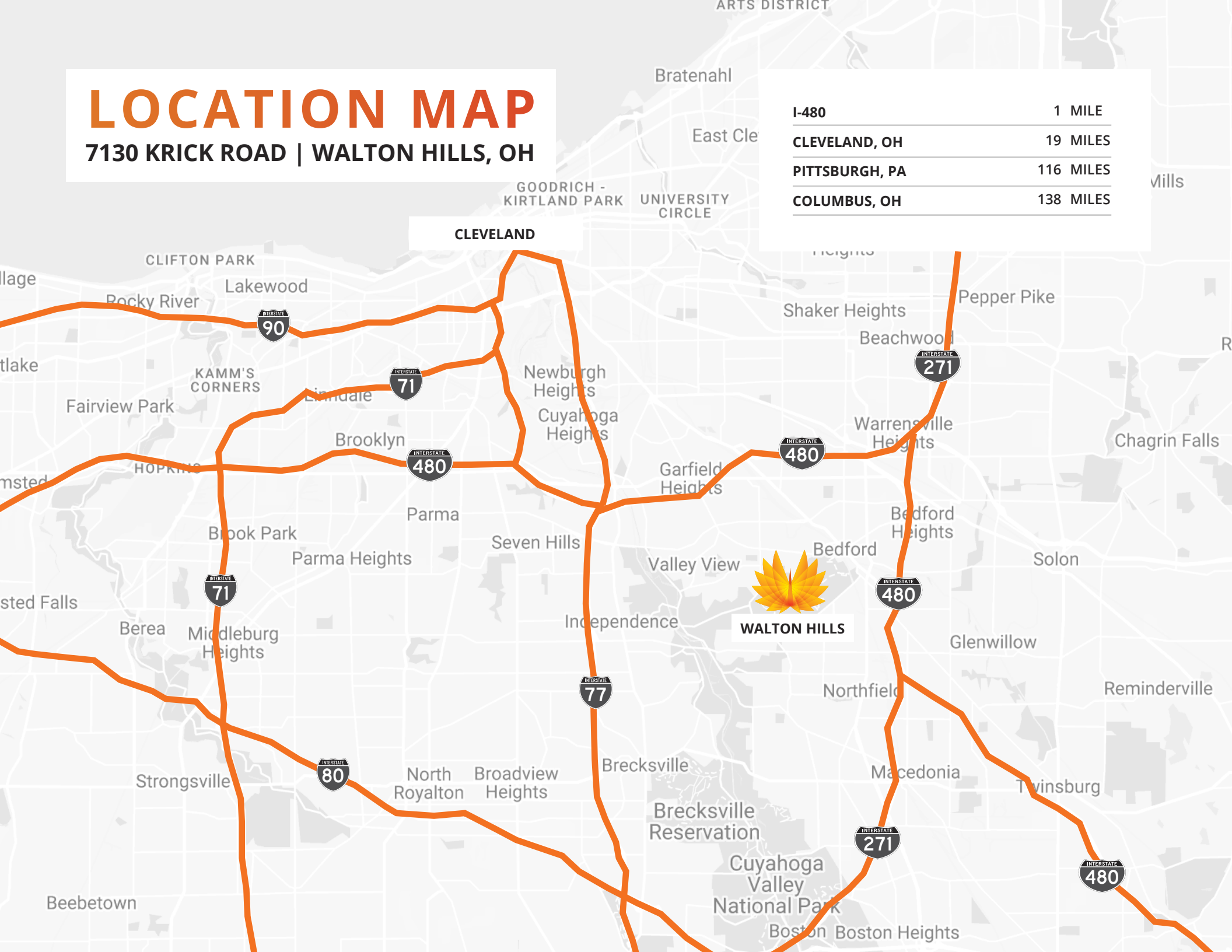
19 MILES

PITTSBURGH, PA

116 MILES

COLUMBUS, OH

138 MILES



CLEVELAND

WALTON HILLS