



5525 & 5345 CANAL ROAD

VALLEY VIEW, OHIO 44125

FOR LEASE

PROPERTY HIGHLIGHTS

5345 CANAL ROAD

BUILDING SF	17,900 SF
ACRES	1.31 acres
CONSTRUCTED	1989
CONSTRUCTION TYPE	Metal / Masonry
LIGHTING	Fluorescent
HEAT	HVAC
AIR-CONDITIONING	Rooftop
CEILING HEIGHT	14' 6"
USE	Retail/Office + Whse.

- Located in low-tax community
- Highly visible location on Canal Road
- Easy access to I-77 and I-480

5525 CANAL ROAD

BUILDING SF	32,490 SF
ACRES	2.78 acres
CONSTRUCTED	1958
CONSTRUCTION TYPE	Masonry / Block
LIGHTING	Fluorescent / Metal Halide
HEAT	Overhead Gas
CEILING HEIGHT	24' 6"
USE	Industrial (Whse./Mfg.)

- Centrally located in Northeast Ohio
- Walking distance to multiple restaurants

Buildings Available For Sale as an Investment (Individually or as a Package)

GEORGE J. POFOK, CCIM, SIOR

Senior Vice President
216.525.1469
gpofok@crescorealestate.com

ELIOT KIJEWski, SIOR

Senior Vice President
216.525.1487
ekijewski@crescorealestate.com

RICO A. PIETRO, SIOR

Principal
216.525.1473
rpietro@crescorealestate.com

3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main +1 216.520.1200
Fax +1 216.520.1828
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5525 & 5345 CANAL ROAD

VALLEY VIEW, OHIO 44125



AVAILABLE UNITS 5345 CANAL ROAD

Suite	Total SF	Office/Retail SF	Industrial SF	OHDDoor	LEASE RATE
3	1,915 SF	930 SF	985 SF	One (1) 10' x 10'	\$1,700.00/MONTH (\$10.65 SF GROSS)
4	1,835 SF	800 SF	1,035 SF	One (1) 10' x 10'	\$1,700.00/MONTH (\$11.11 SF GROSS)

AVAILABLE UNITS 5525 CANAL ROAD

Suite	Total SF	Industrial SF	Drive-In	LEASE RATE
1	7,188 SF	7,188 SF	Two (2) 12' x 14'	\$3,300.00/MONTH (\$5.51 SF GROSS)

5345 CANAL ROAD



5525 CANAL ROAD



GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
216.525.1469
gpofok@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com

RICO A. PIETRO, SIOR
Principal
216.525.1473
rpietro@crescorealestate.com

3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main +1 216.520.1200
Fax +1 216.520.1828
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

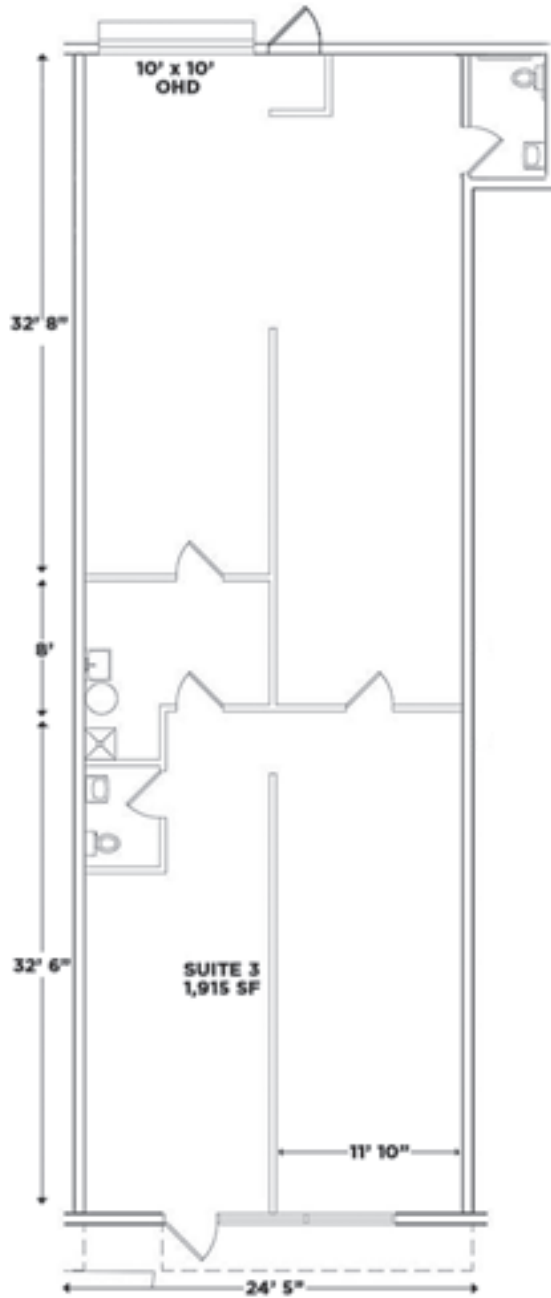
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5525 & 5345 CANAL ROAD

VALLEY VIEW, OHIO 44125



FLOOR PLAN 5345 CANAL ROAD SUITE 3



GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
216.525.1469
gpofok@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com

RICO A. PIETRO, SIOR
Principal
216.525.1473
rpietro@crescorealestate.com

3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main +1 216.520.1200
Fax +1 216.520.1828
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

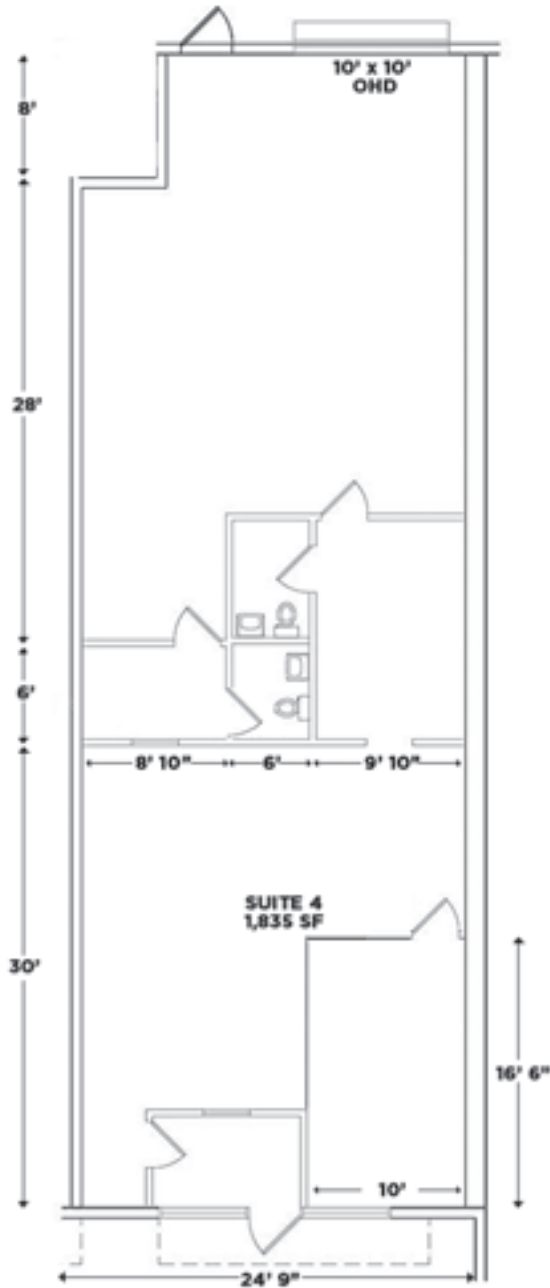
Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

5525 & 5345 CANAL ROAD

VALLEY VIEW, OHIO 44125



FLOOR PLAN 5345 CANAL ROAD SUITE 4



GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
216.525.1469
gpofok@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com

RICO A. PIETRO, SIOR
Principal
216.525.1473
rpietro@crescorealestate.com

3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main +1 216.520.1200
Fax +1 216.520.1828
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

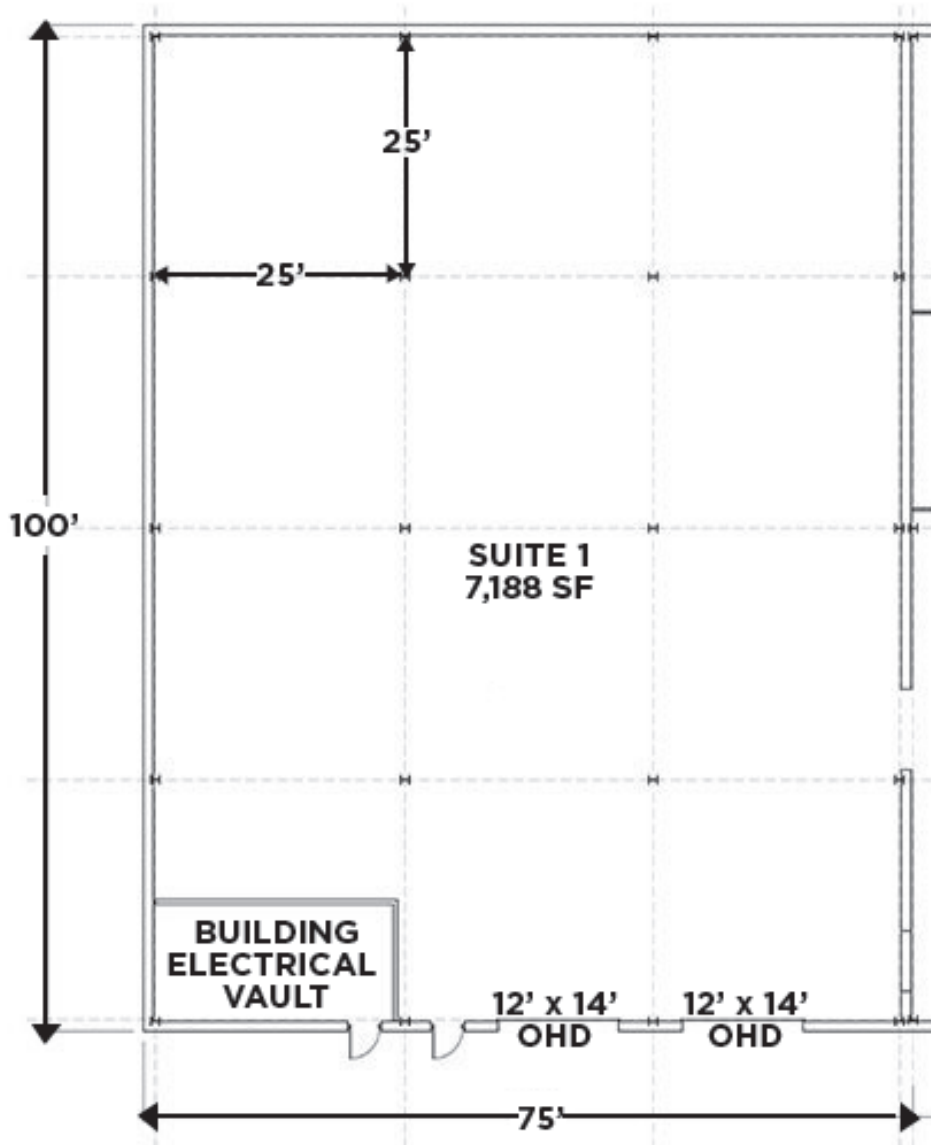
5525 & 5345 CANAL ROAD

VALLEY VIEW, OHIO 44125



FLOOR PLAN

5525 CANAL ROAD - SUITE 1



GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
216.525.1469
gpofok@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com

RICO A. PIETRO, SIOR
Principal
216.525.1473
rpietro@crescorealestate.com

3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main +1 216.520.1200
Fax +1 216.520.1828
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.