

FOR LEASE

HIGHPOINT CORPORATE PARK

9445-9885 Rockside Road
Valley View, Ohio 44125

A well-established Valley View business park offering flexible office and warehouse space in one of Greater Cleveland's most connected and business-friendly locations.



PROPERTY INFORMATION

QUICK STATS

# of Buildings	Five (5)
Total SF	178,097 SF
Total Land Area	28.44 Acres
Clear Height	12'
Zoning	Industrial
Construction Status	Existing
Construction Type	Brick/Block/Metal
Roof Type	Flat
Deck Type	Metal
Floor Type	Concrete
A/C	100%
Sprinkler	100% Wet

SITE AVAILABILITY

9555 - Suite 325	9,000 SF
9775 - Suite 230	3,800 SF
9885 - Suite 157	5,500 SF
9885 - Suite 158	1,358 SF
9885 - Suite 165	3,847 SF



PROPERTY HIGHLIGHTS

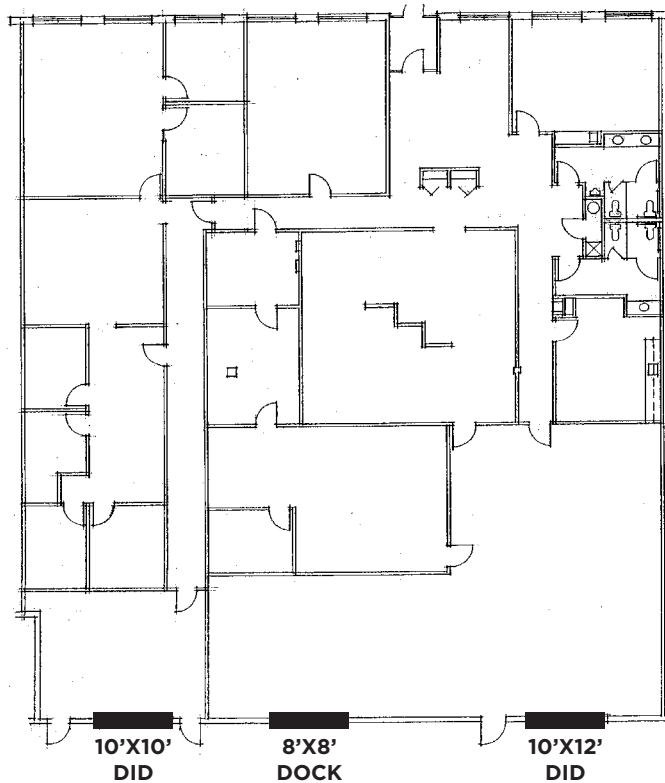
- Customizable flex space that can accommodate a wide range of users
- Managed by strong local ownership committed to investing into the building and its tenants
- Ample surface parking
- Prime location minutes from I-480 and I-77, providing connection to downtown Cleveland, Hopkins International Airport, and the I-80 Turnpike
- Immediate proximity to the Rockside Road corridor's premier dining, hospitality, and retail centers

OVERALL BUILDING PLAN

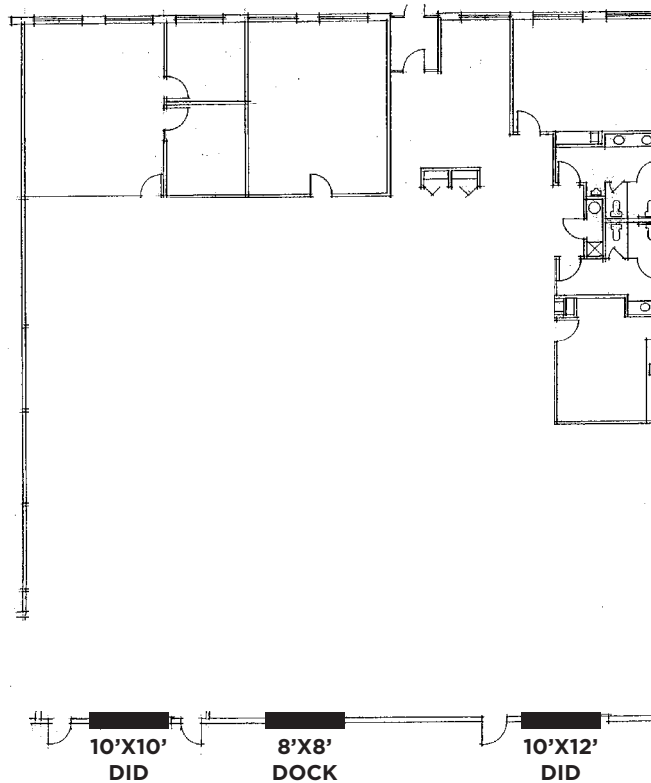
9555 ROCKSIDE ROAD | VALLEY VIEW, OHIO 44125



Existing



Potential



Property Specifications

Total Building Size: 34,000 SF

Clear Height: 12'2"

Total Site Size: 28.44 acres

Asking Lease Rate:

Warehouse: \$6.50 SF NNN

Office: \$12.00 SF NNN

Estimated NNN: \$3.95 SF

Current Availability

Suite 325: 9,000 SF

Office: 5,850 SF

Warehouse: 3,150 SF

Docks: One (1)

Drive-in Doors Two (2)

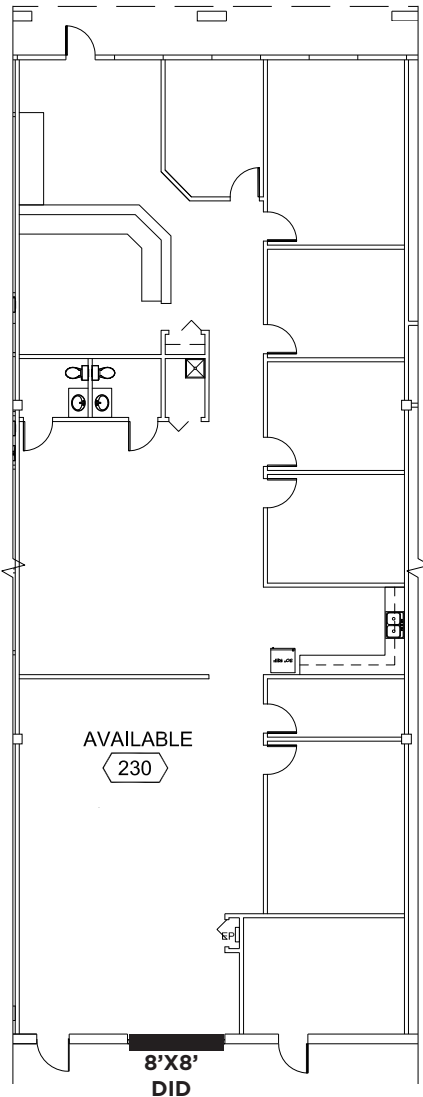
Ability to reposition the existing office space for warehouse space

OVERALL BUILDING PLAN

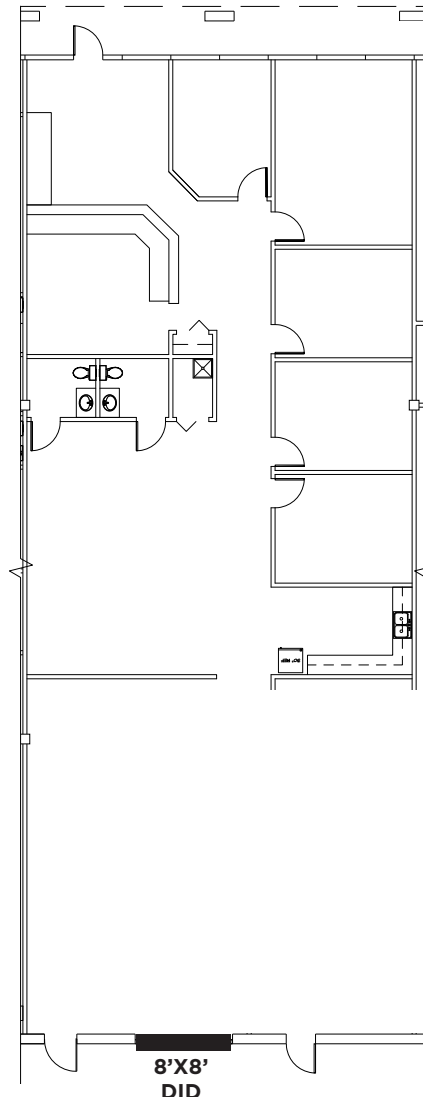
9775 ROCKSIDE ROAD | VALLEY VIEW, OHIO 44125



Existing



Potential



Property Specifications

Total Building Size: 30,000 SF

Clear Height: 12'2"

Total Site Size: 28.44 acres

Asking Lease Rate:
Warehouse: \$6.50 SF NNN
Office: \$12.00 SF NNN

Estimated NNN: \$3.95 SF

Current Availability

Suite 230: 3,800 SF

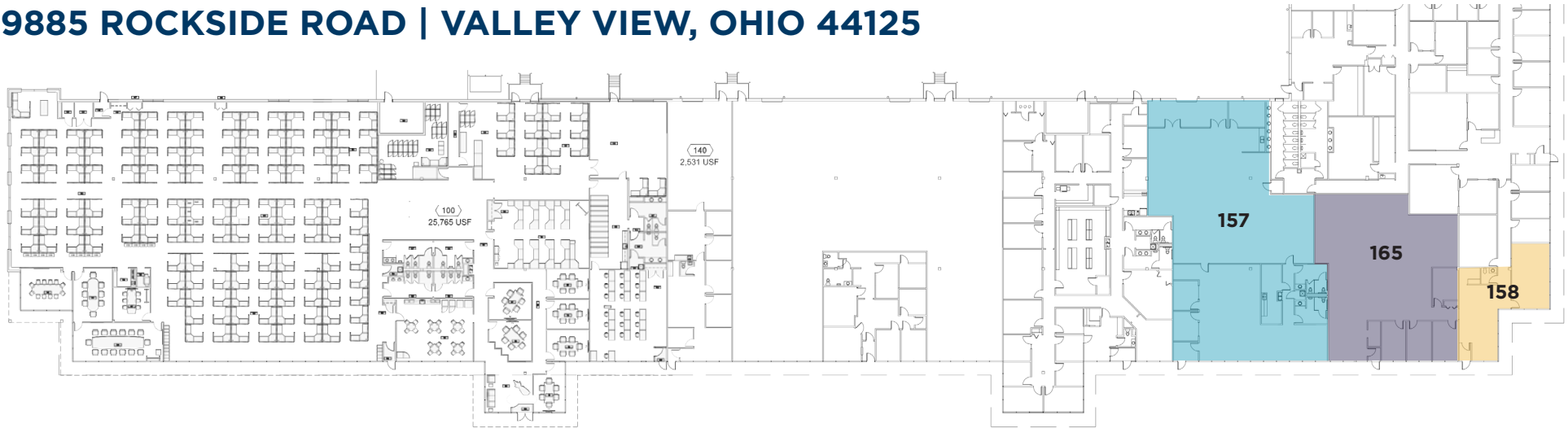
Office: 2,600 SF

Warehouse: 1,200 SF

Drive-in Door: One (1)

OVERALL BUILDING PLAN

9885 ROCKSIDE ROAD | VALLEY VIEW, OHIO 44125



Property Specifications
Total Building Size: 70,000 SF
Clear Height: 12'7"
Total Site Size: 28.44 acres
Asking Lease Rate: Warehouse: \$6.50 SF NNN Office: \$12.00 SF NNN
Estimated NNN: \$3.95 SF

Current Availability
Suite 157*: 5,500 SF Office: 2,362 SF Warehouse: 3,138 SF Drive-in Door: One (1): 10'x10'
Suite 158: 1,358 SF Office: 1,358 SF
Suite 165: 3,847 SF Office/Flex: 3,847 SF

*Ability to reposition the existing office space for warehouse space
 **Contiguous up to 10,705 SF

PROPERTY PHOTOS

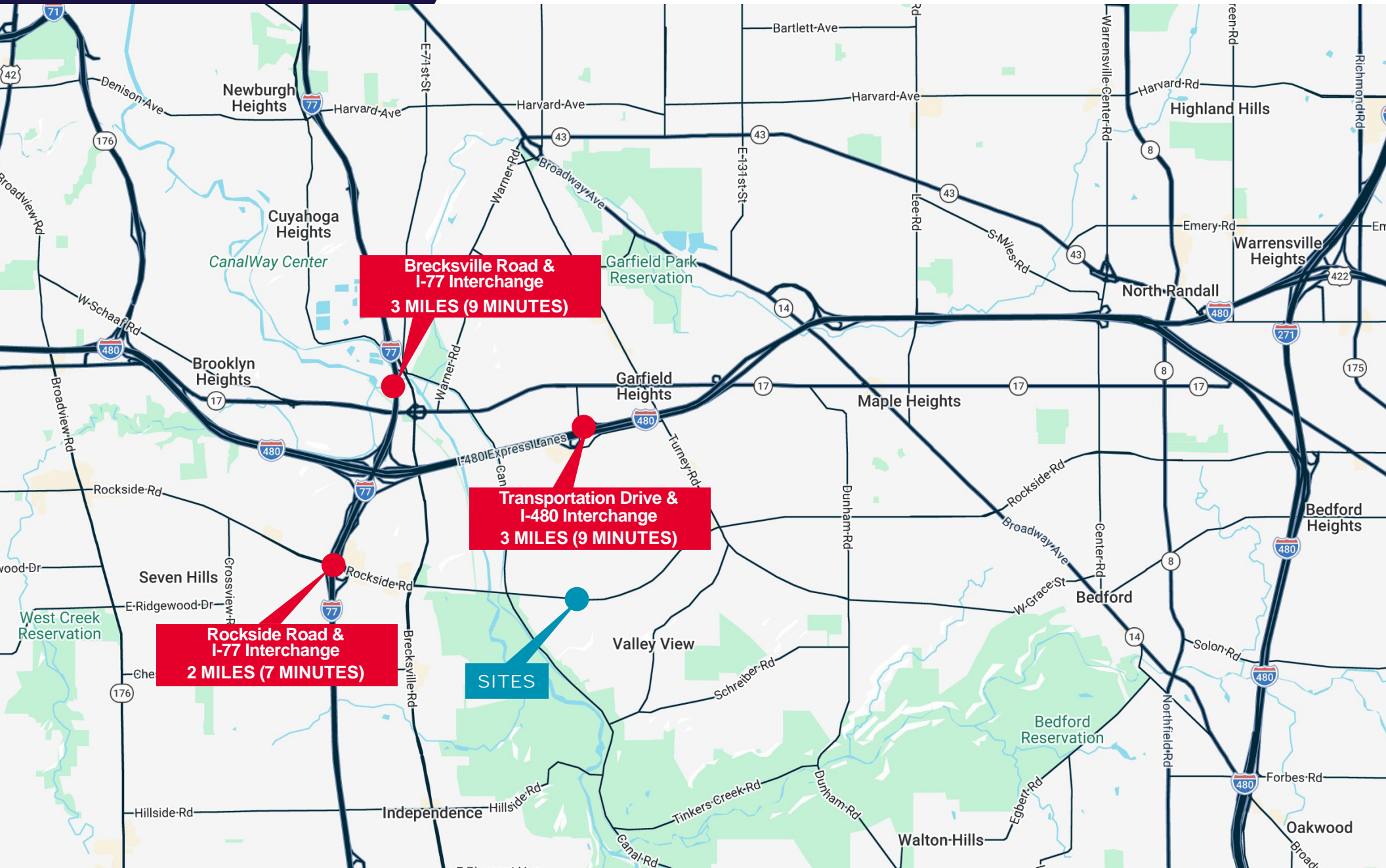


AERIAL PHOTO



LOCATION MAP

DISTANCE TO INTERCHANGES



AREA AMENITIES MAP





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