

INDUSTRIAL FOR LEASE SNOWVILLE ASSOCIATES

10200-10280 Brecksville Rd., Brecksville, OH 44141



OFFERING SUMMARY

Lease Rate:	\$10.50 - 11.00 SF/yr (MG)
Building Size:	27,840 SF
Available SF:	1,370 SF & 4,000 SF
Lot Size:	3.4 Acres
Year Built:	1979
Zoning:	Industrial
Market:	South

PROPERTY OVERVIEW

10200 Brecksville Road is a single-story, masonry, multi-tenant office and warehouse building. The property is equipped with a wet sprinkler system and offers ample on-site parking.

PROPERTY HIGHLIGHTS

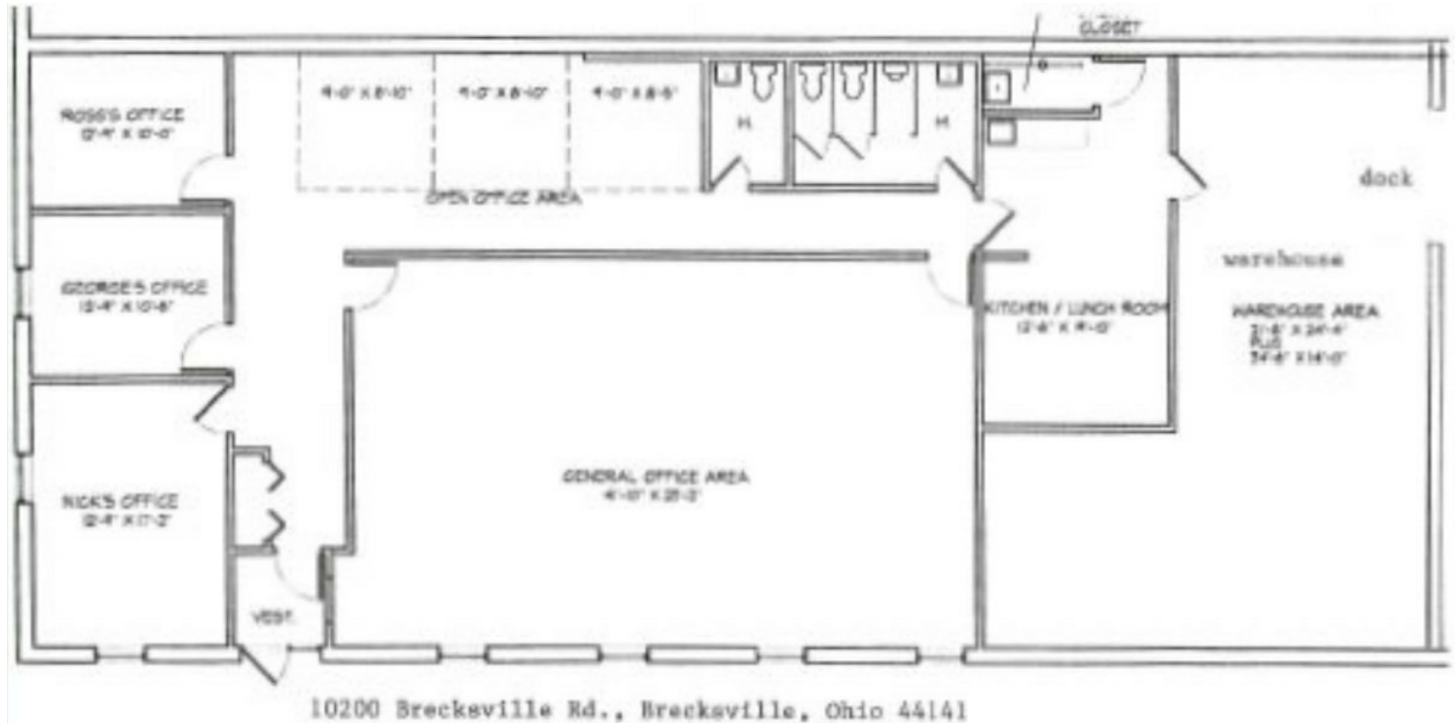
- Masonry construction
- Ample on-site parking
- Excellent highway accessibility
- Wet sprinkler system throughout
- Professionally managed property
- Conveniently located between Downtown Cleveland and Akron

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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:	1,370 - 4,000 SF	Lease Rate:	\$10.50 - \$11.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10200 Brecksville Road	Available	4,000 SF	Modified Gross	\$10.50 SF/yr	4,000 SF Total Coming Available on April 1, 2026 2,700 SF of Office Space 1,300 SF of Warehouse Space with a Dock
10210 Brecksville Road	Available	1,370 SF	Modified Gross	\$11.00 SF/yr	1,370 SF Total of All Office Space (Two Story Office) No Loading

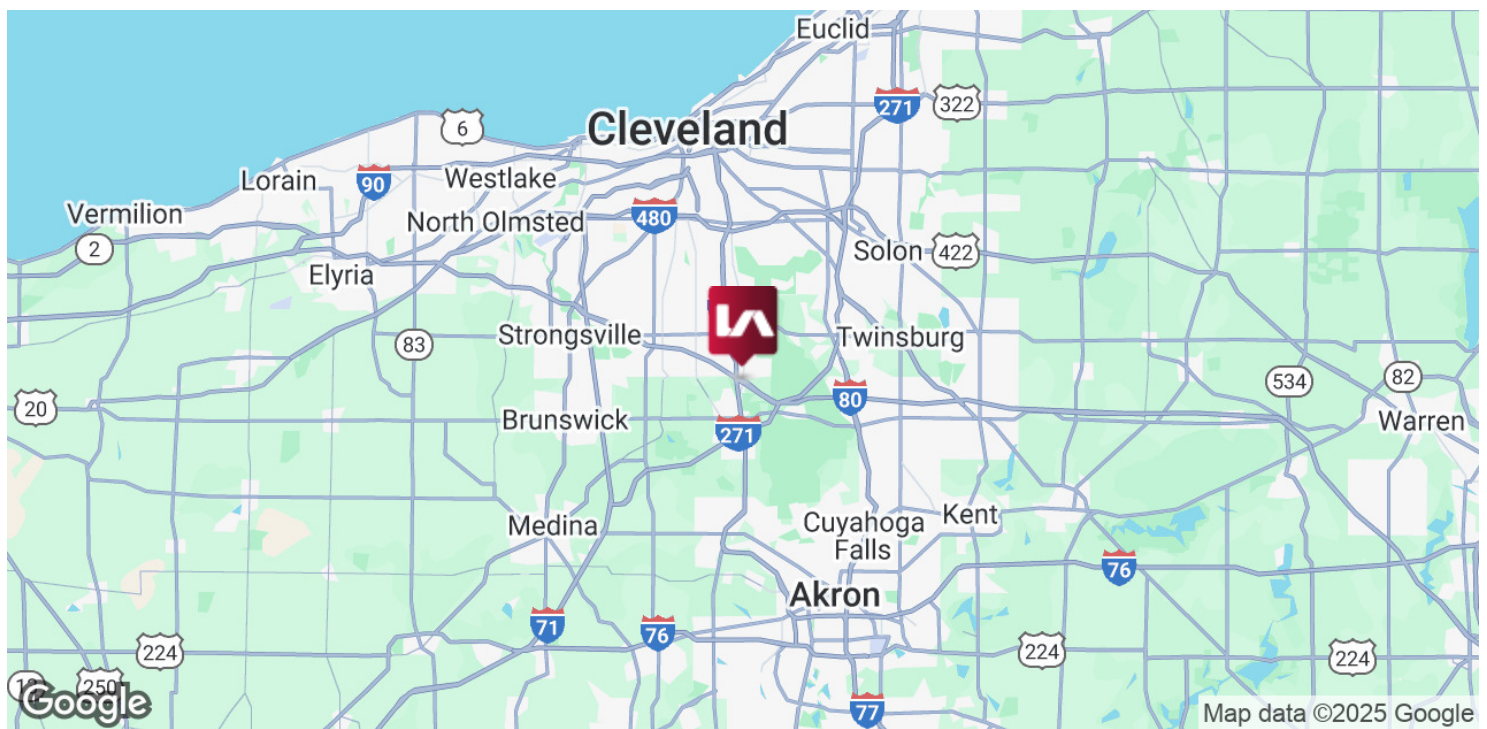
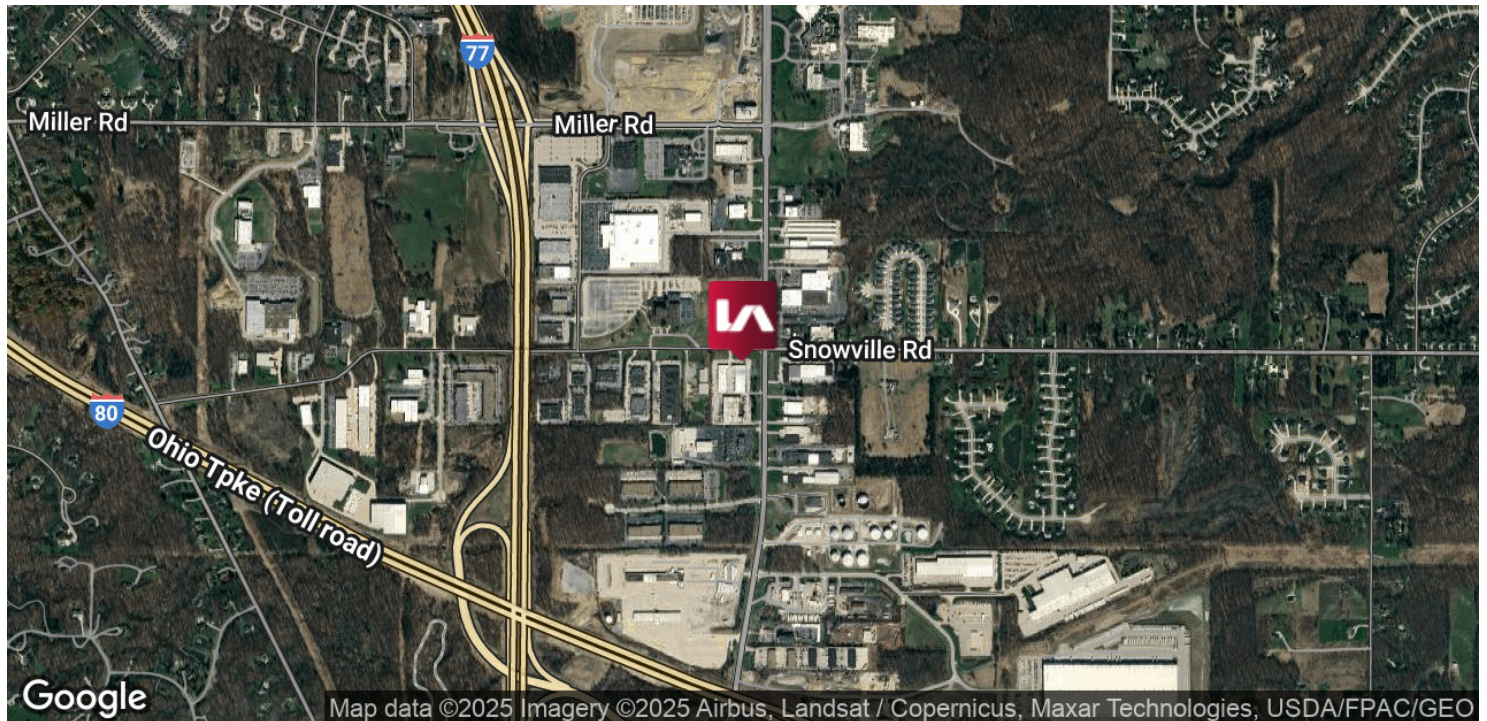
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