



4899 Commerce Parkway

Warrensville Hts., Ohio 44128

Property Features

- Building Size: 58,000 SF
- Warehouse Space: 48,500 SF
- Office Space: 9,500 SF
- Land Area: 2.59 acres
- Year Built: 1969, 1973
- Clear Height: 20' - 23' 8"
- Drive-In Doors: One (12' x 14')
- Truck Docks: Two Interior (56')
- Cranes: Two-10 Ton (16' Underhook) / 80' Span
Four-5 Ton (40' Span), Numerous Jib Cranes
- Great Access to I-271, I-480 and SR 422



For more information:

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David Hexter, SIOR

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For Sale Office Photos



NAIPleasant Valley

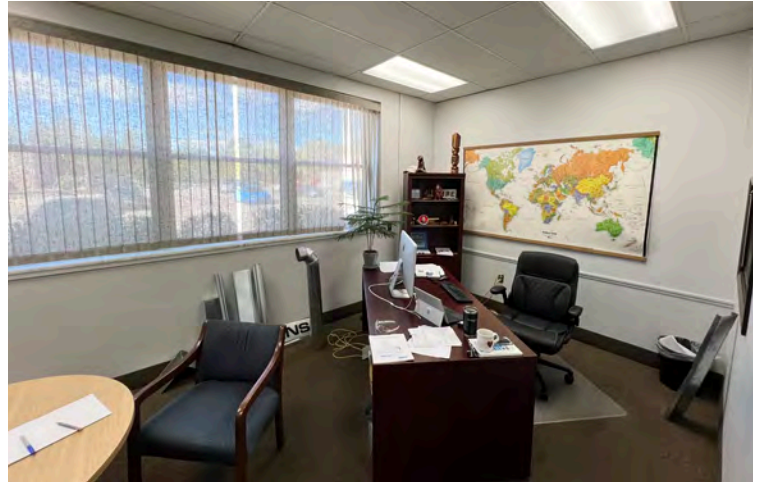
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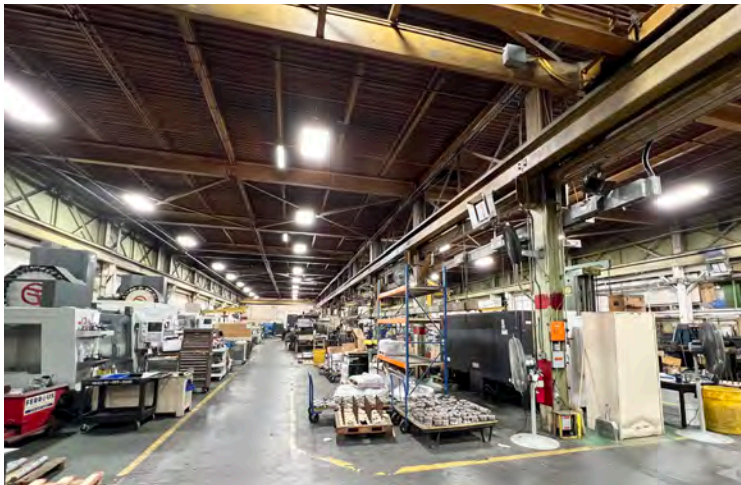
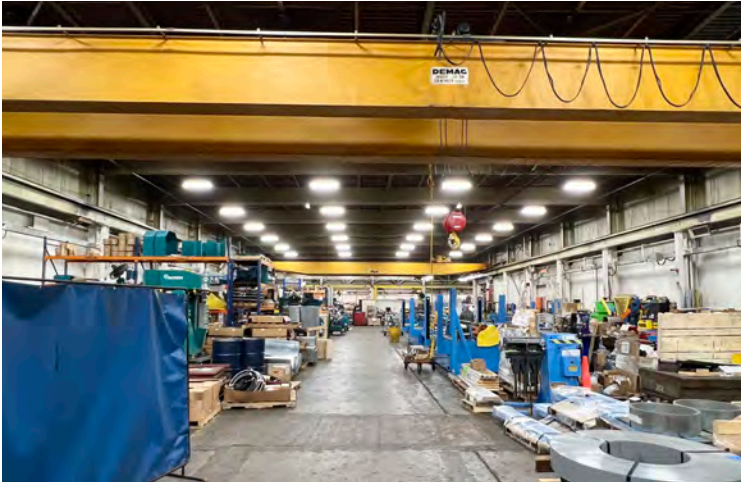
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For Sale Warehouse Photos



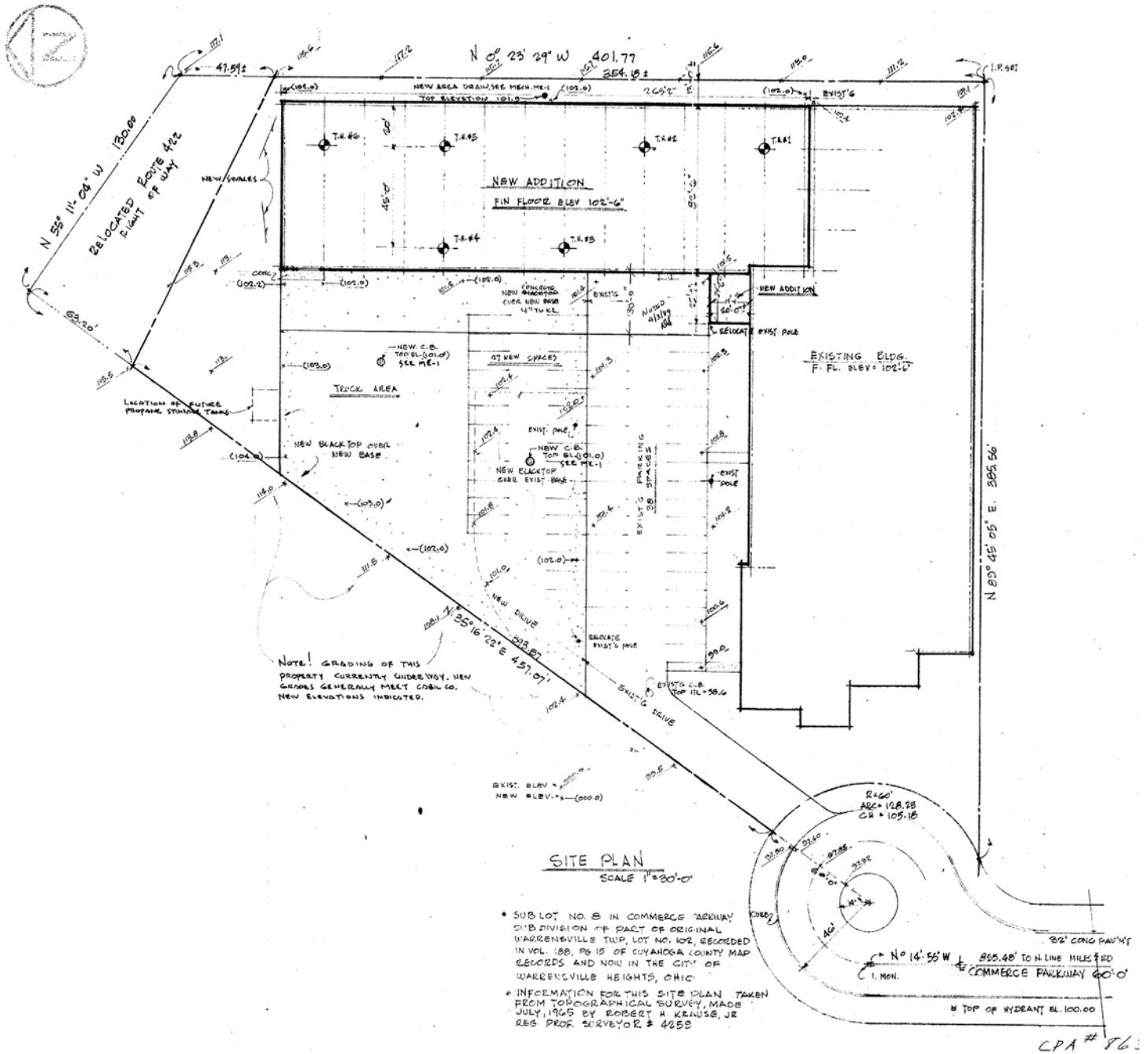
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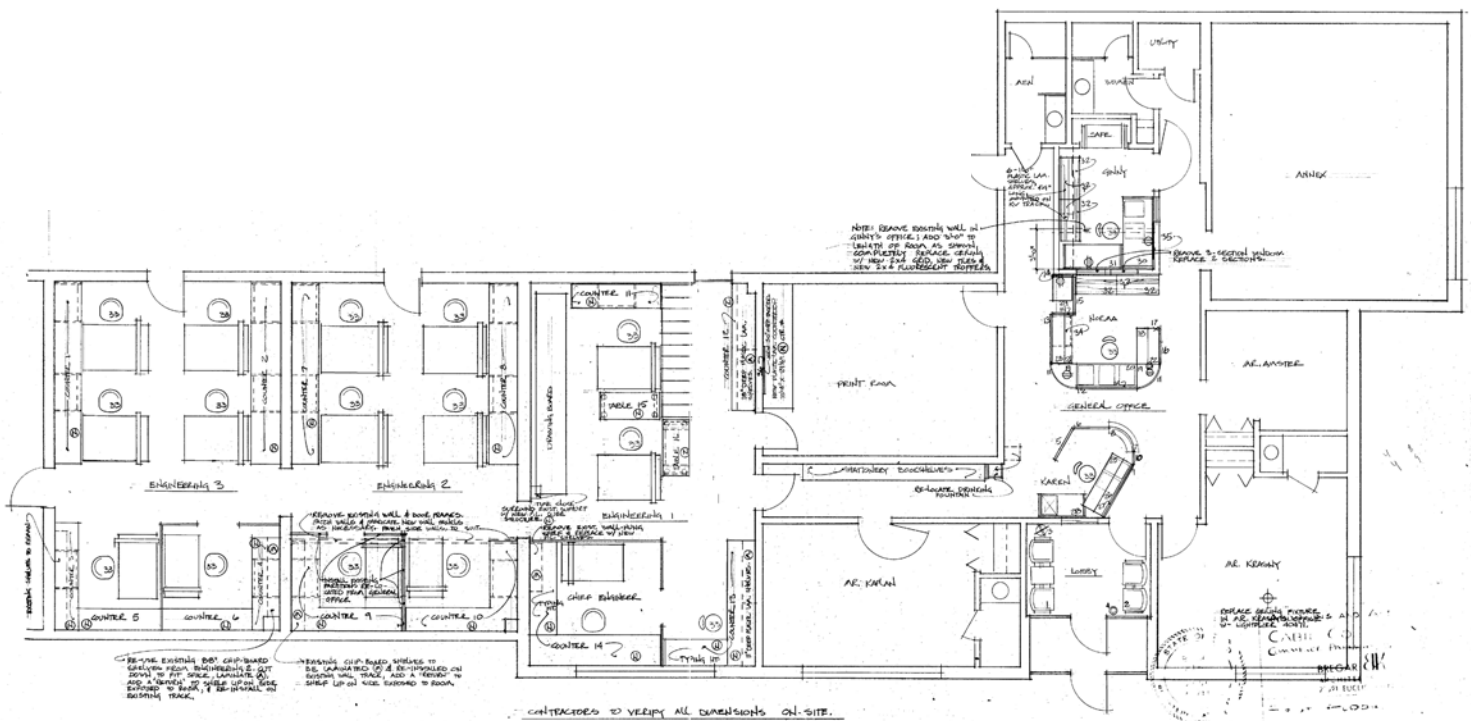
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For Sale Office Floor Plan



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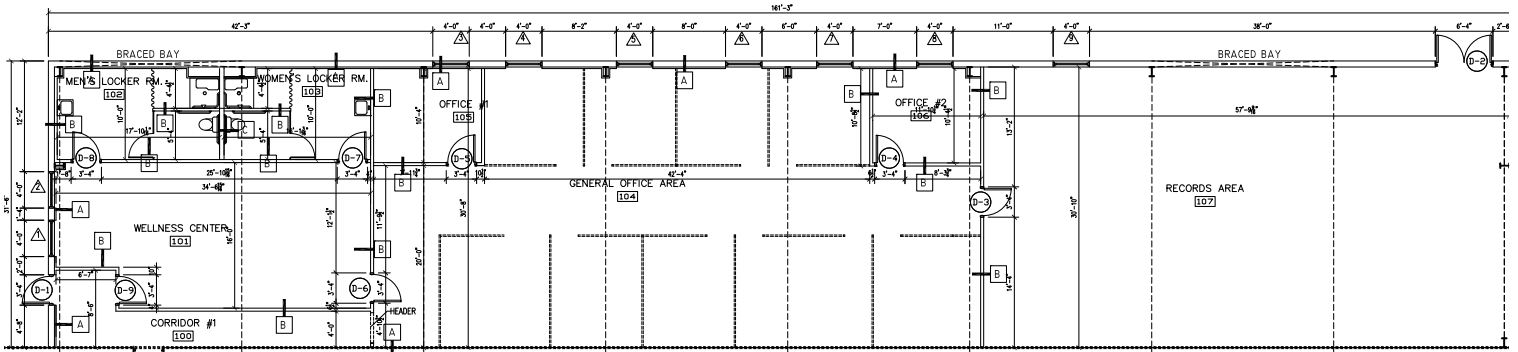
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For Sale Office Addition



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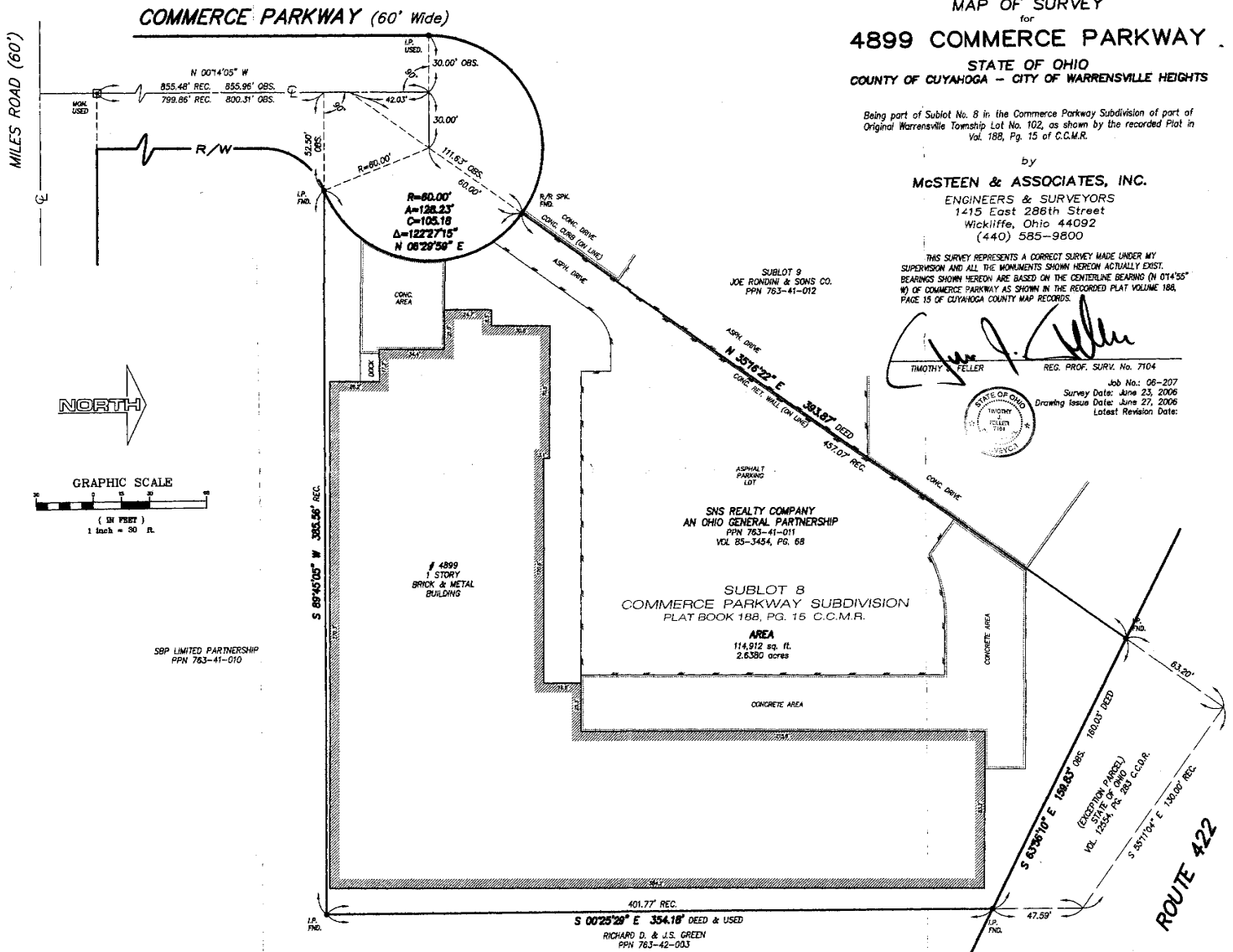
MAP OF SURVEY
for
4899 COMMERCE PARKWAY
STATE OF OHIO
COUNTY OF CUYAHOGA - CITY OF WARRENSVILLE HEIGHTS

Being part of Sublot No. 8 in the Commerce Parkway Subdivision of part of
Original Warrensville Township Lot No. 102, as shown by the recorded Plat in
Vol. 188, Pg. 15 of C.C.M.R.

by
McSTEEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1415 East 286th Street
Wickliffe, Ohio 44092
(440) 585-9800

THIS SURVEY REPRESENTS A CORRECT SURVEY MADE UNDER MY
SUPERVISION AND ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST.
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING (N 01°45'55"
W) OF COMMERCE PARKWAY AS SHOWN IN THE RECORDED PLAT VOLUME 188,
PAGE 15 OF CUYAHOGA COUNTY MAP RECORDS.

[Signature]
TIMOTHY J. FELLER
REG. PROF. SURV. No. 7104
Job No.: 06-207
Survey Date: June 23, 2006
Drawing Issue Date: June 27, 2006
Latest Revision Date:



For Sale Property Parcel



NAI Pleasant Valley

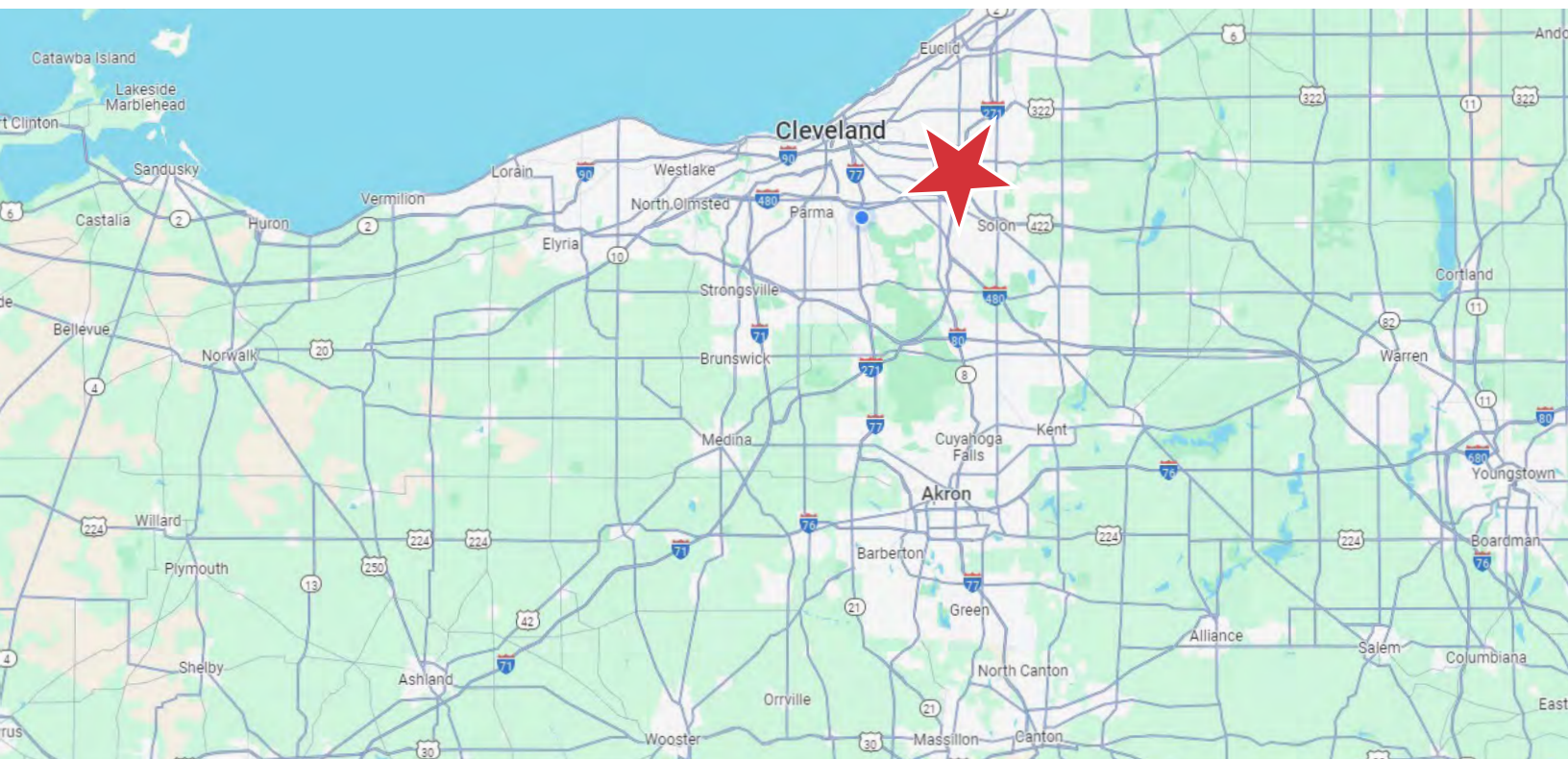
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For Sale Property Location



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BUILDING INFORMATION SHEET

LOCATION:	4899 Commerce Parkway, Warrensville Heights, OH
TOTAL:	58,000 SF
WAREHOUSE:	48,500 SF
OFFICE AREA:	9,500 SF
CONSTRUCTION:	Brick, block, metal
YEAR BUILT:	1969, 1973
LAND AREA:	2.59 AC
ZONING:	U-6, Limited Industrial District
CEILING HEIGHT:	20' -23'8"
DRIVE-IN DOORS	One (12' x 14')
DOCKS:	Two (2) interior (56')
CRANES:	Two: 10 TON (16' under hook) 80' span Four: 5 TON (40' span), numerous jib cranes
FLOORS:	6" Reinforced concrete with a 20'x40' I-beam reinforced area
PARKING:	65
SPRINKLERED:	No
HEAT:	Infrared gas
LIGHTING:	T8
ELECTRIC POWER:	480V / 1600 Amps / 3 Phase
PURCHASE PRICE:	\$3,950,000
TAXES:	\$42,824
SECURITY SYSTEM:	Yes
FLOOR DRAINS:	Yes
ROOF:	Replaced in 2006 with warranty
COMMENTS:	Fully craned facility with great access to I-271, I-480 and SR 422. Buss ducts throughout.
CONTACT:	Jeffrey A. Calig, CCIM 216-455-0910 jcaliq@naipvc.com David R. Hexter, SIOR 216-455-0890 dhexter@naipvc.com



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.