

FOR SALE OR LEASE

**24811 Rockwell Drive**

Euclid, Ohio 44117



**23,131 SF FREESTANDING INDUSTRIAL FACILITY AVAILABLE**

# PROPERTY FEATURES



**23,131 SF**

BUILDING SIZE

**3.49 AC**

LAND SIZE

**17,131 SF**

WAREHOUSE SIZE

**6,000 SF**

OFFICE SIZE

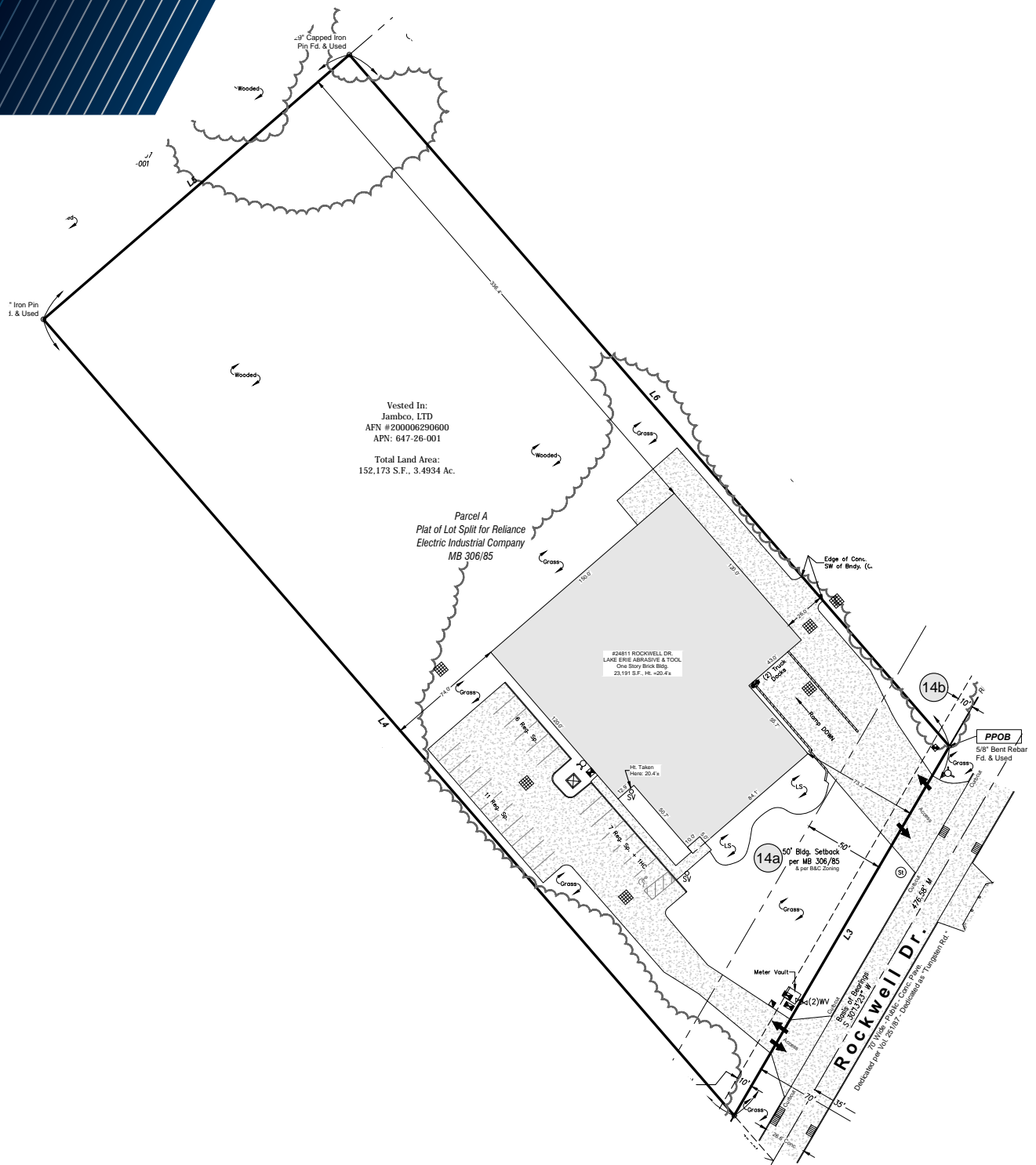
## COMMENTS

- Clean, single-tenant industrial building for sale or lease
- Additional land for expansion
- Two (2) docks (8'x9' w/ levelers) and two (2) drive-in doors (12'x12')
- Asking sale price: Negotiable
- Asking lease price: \$8.50/SF Gross

## PROPERTY SPECIFICATIONS

CONSTRUCTED:	2000
CONSTRUCTION:	Block
SPRINKLER:	100% Wet
CEILING HEIGHT:	15'2" - 16'7"
DRIVE-IN DOORS:	Two (2) - 12'x12'
DOCKS:	Two (2) - 8'x9' w/ levelers
POWER:	400A / 208V
PARKING:	25 parking spaces
ZONING:	U6 - General Industrial

# SITE PLAN



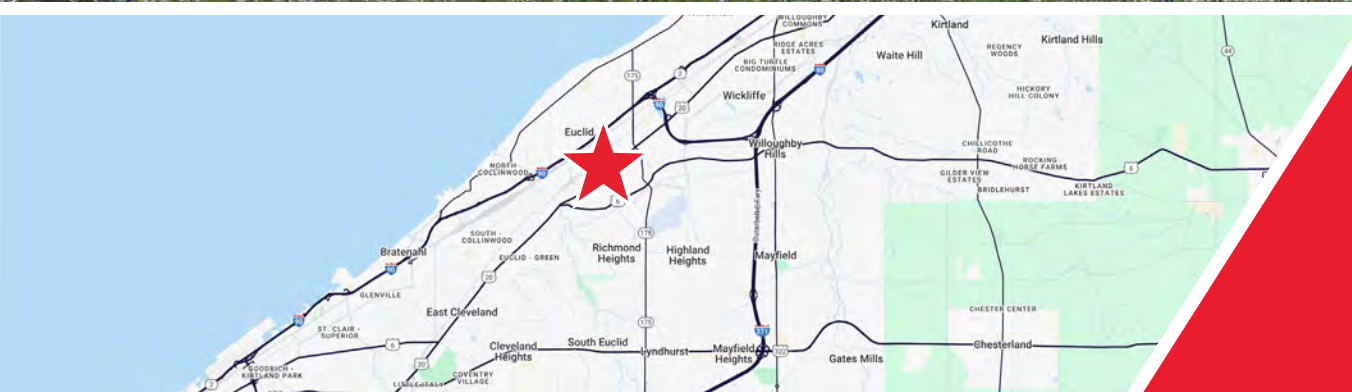
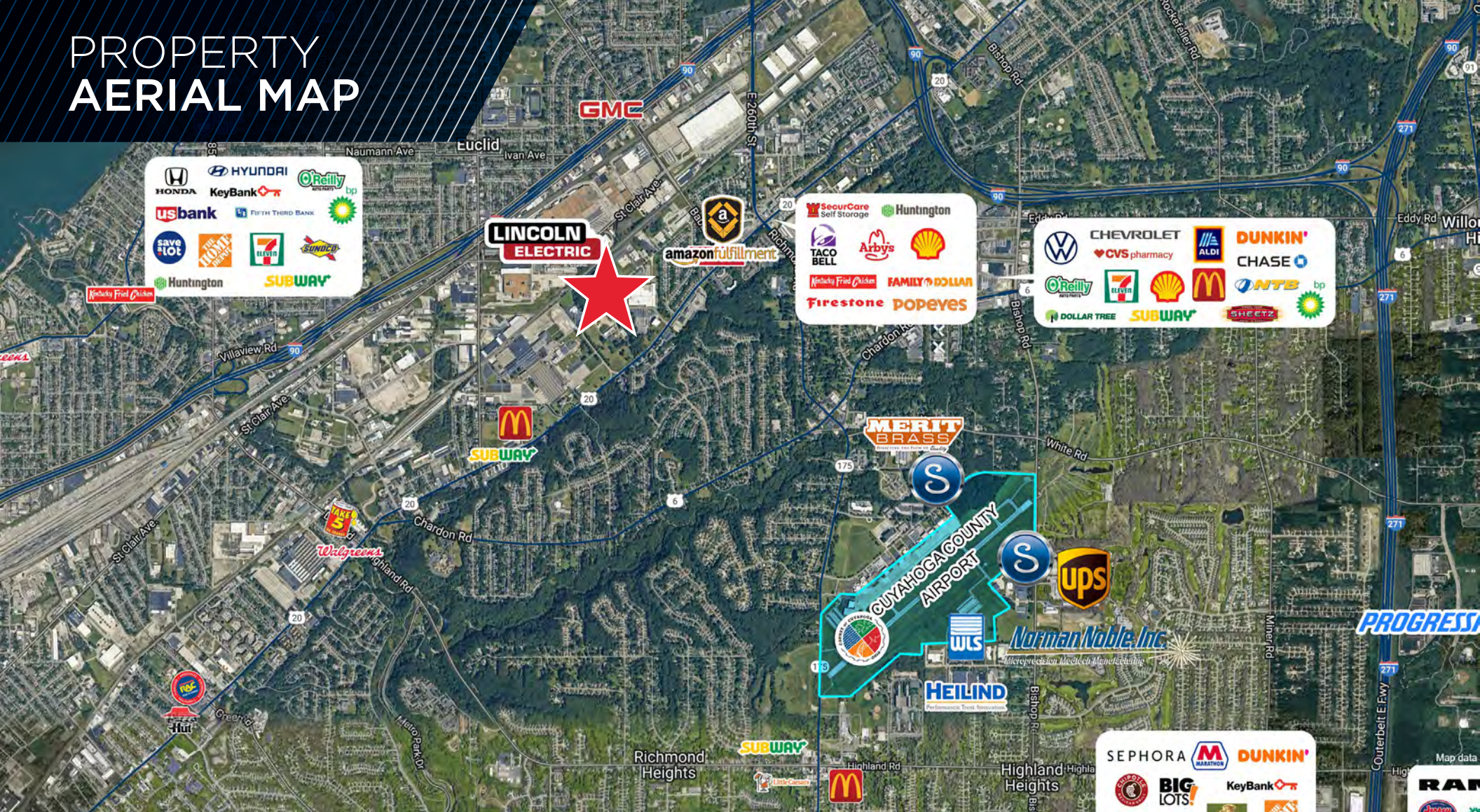
# FLOOR PLAN



# PARCEL MAP



# PROPERTY AERIAL MAP



Easy access  
to I-90 & I-271



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