FOR SALE OR LEASE **24811 Rockwell Drive** Euclid, Ohio 44117



23,131 SF FREESTANDING INDUSTRIAL FACILITY AVAILABLE

24811



23,131 SF BUILDING SIZE

17,131 SF WAREHOUSE SIZE

3.49 AC

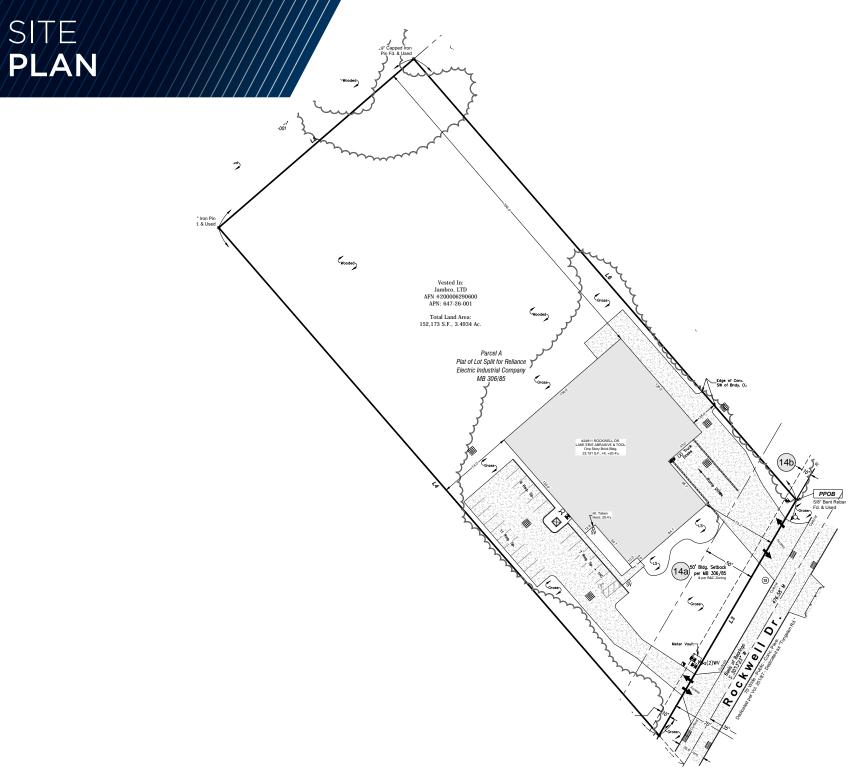


COMMENTS

- 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

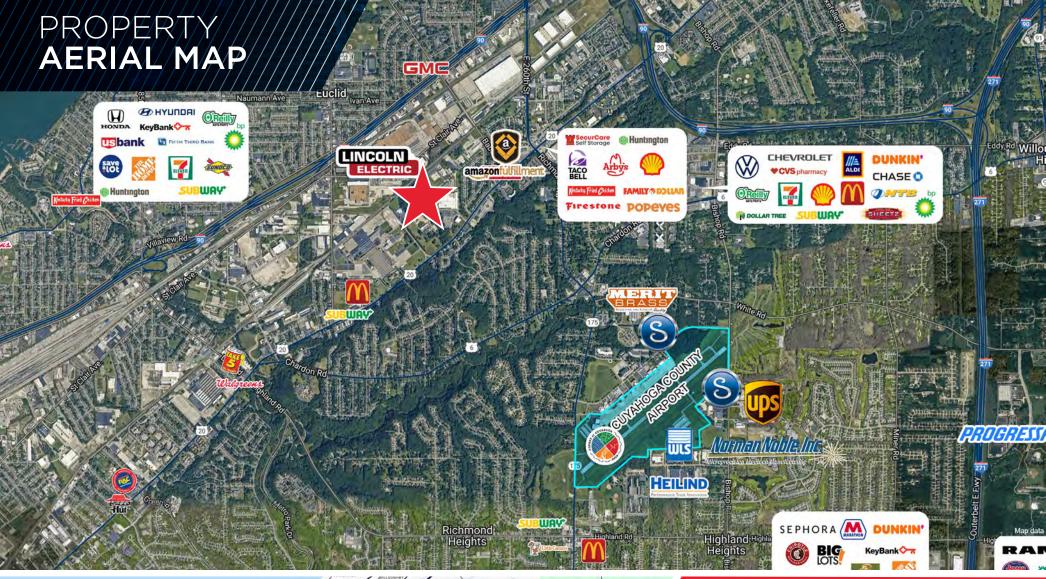


FLOOR **PLAN**



PARCEL MAP







Easy access to I-90 & I-271

24811 Rockwell Drive, Euclid, Ohio 44117





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