



Prime Industrial Building Expansion ±20,000 SF
Manufacturing/Warehouse Space For Lease

4560
JOHNSTON
PARKWAY

CLEVELAND, OHIO 44128

CBRE



PROPOSED BUILDING EXPANSION SPECIFICATIONS



Building Size
20,000 SF
Shovel-Ready BTS



Floors
6" Reinforced
Concrete - 4,000 PSI
FF 30 FL 30



Heat
Reznor Unit
Heaters



Lease Rate & Opex (Est.)
\$8.00/SF NNN WH
\$14.00/SF NNN OFF



Construction
Fully Insulated Pre-Cast
Walls with Insulated
Glass Windows



Column Spacing
40' x 40'



Sprinkler System
ESFR



Power
1,200amp/480v 3 phase
(to suit)



Ceiling Height
20' - 24'



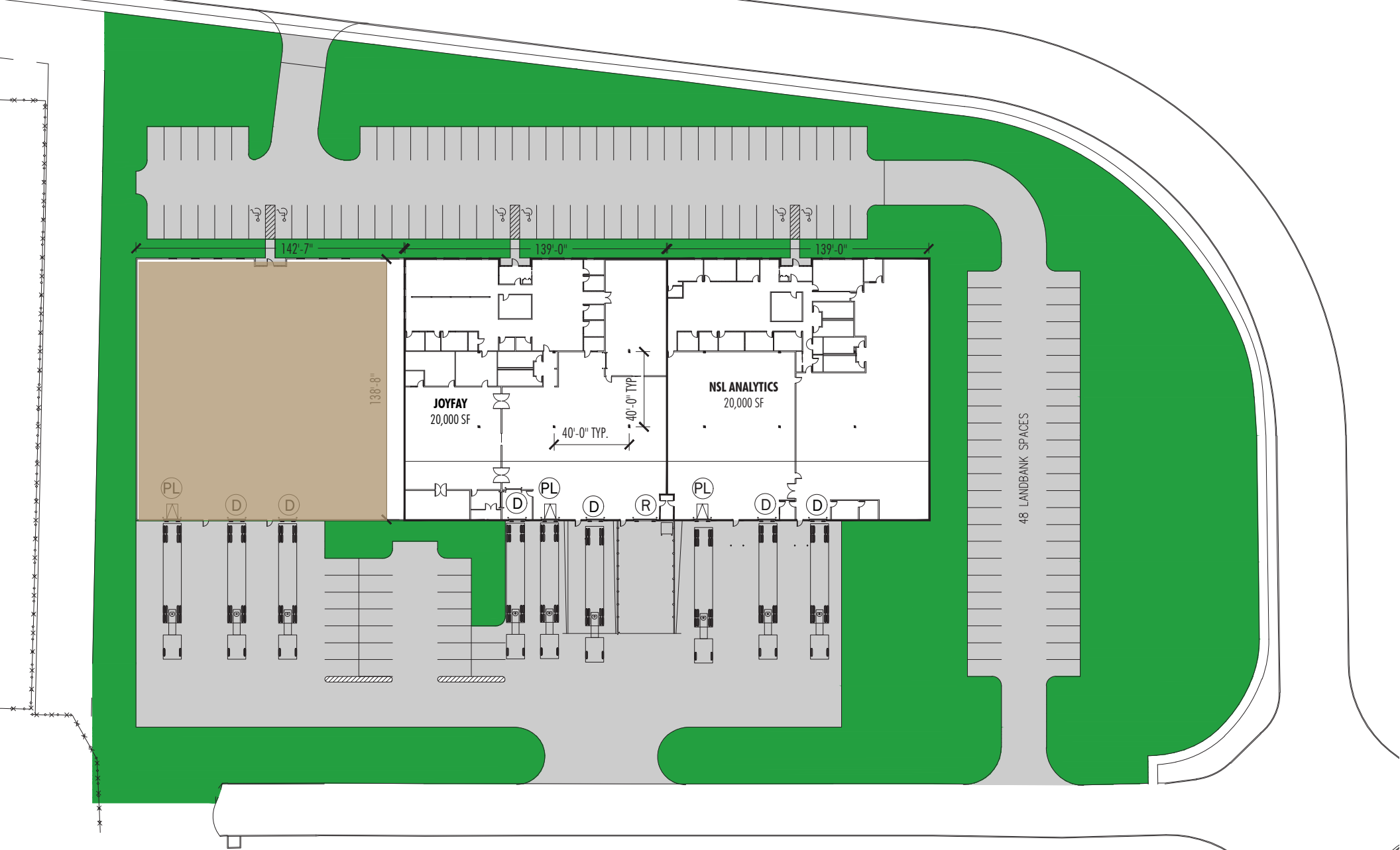
Zoning
SI



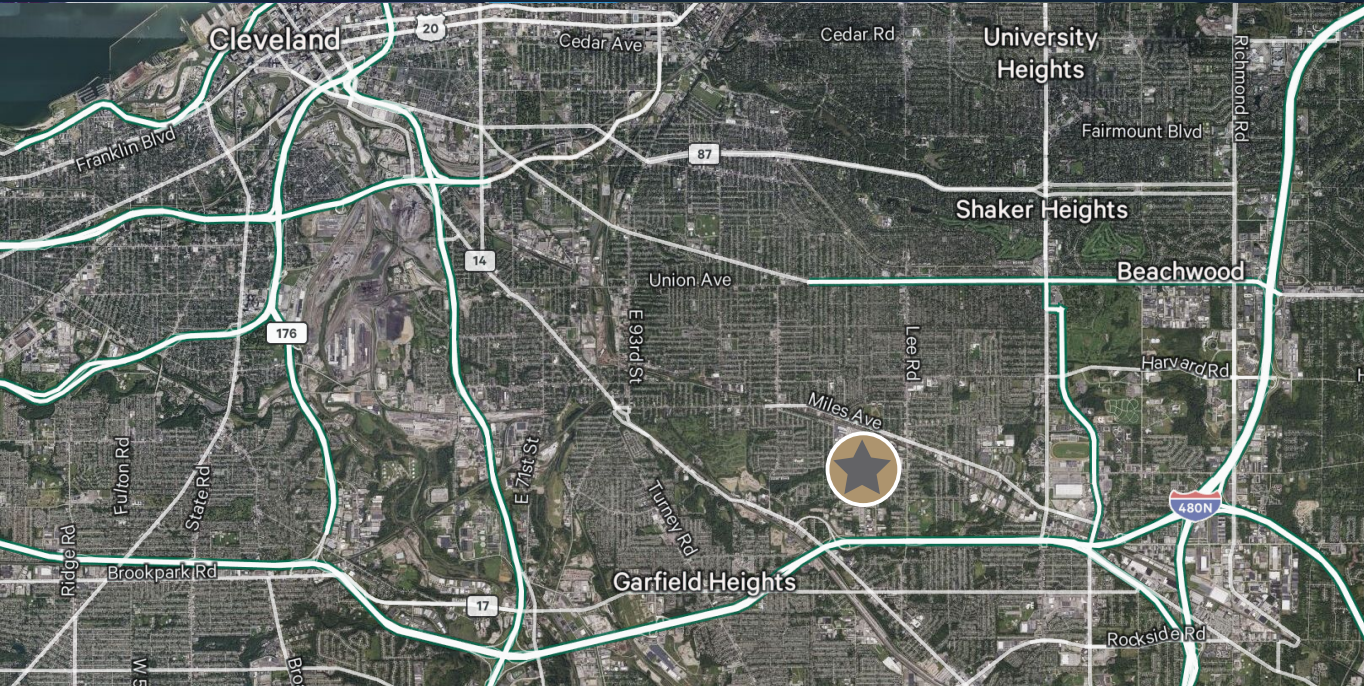
Car Parking
40+ Car Stalls



Loading
To Suit



20,000 SF BUILDING
EXPANSION OPTION



AVG HH INCOME: \$77,927



POPULATION: 249,758



AVG HOUSING VALUE: \$190,996



HOUSEHOLDS: 109,693

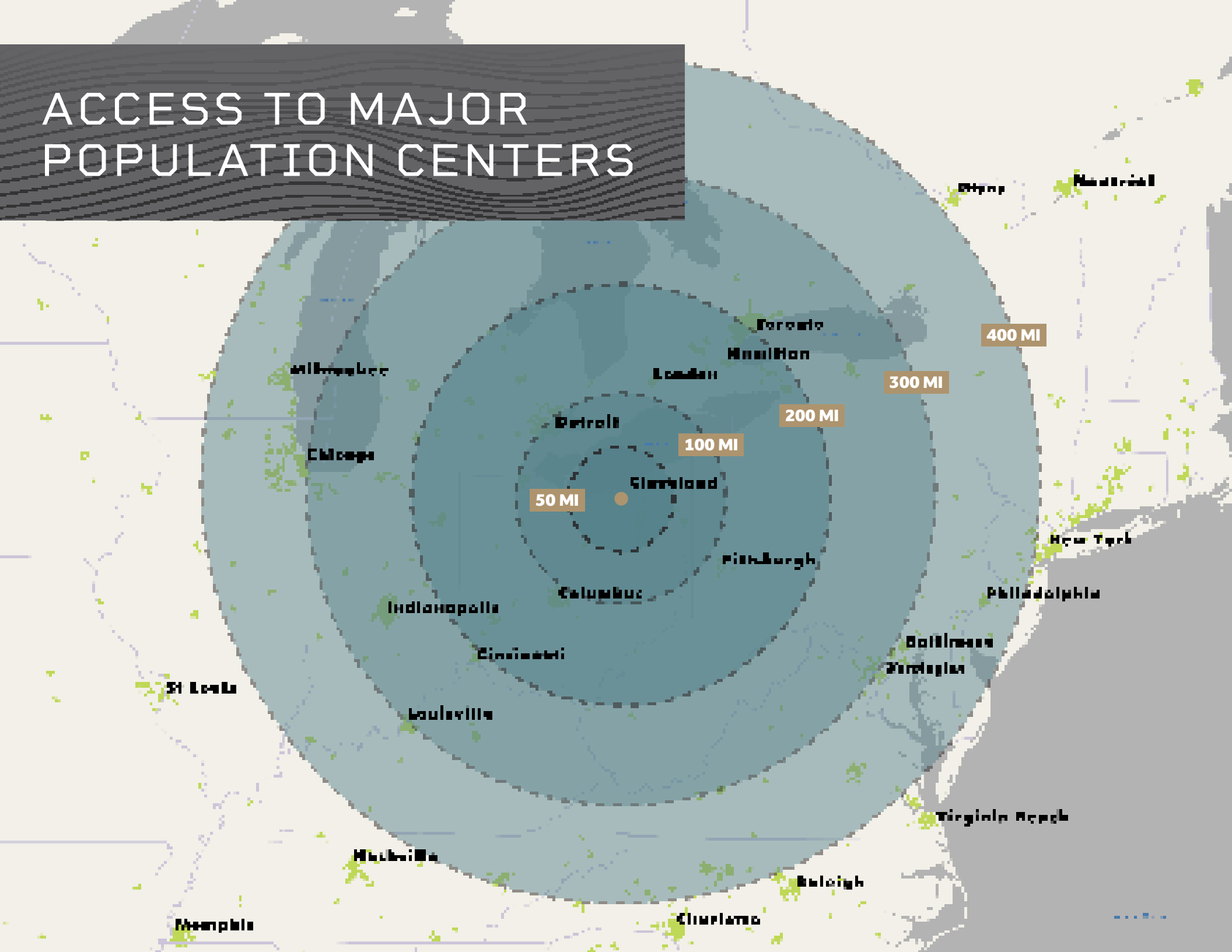


EMPLOYEES: 145,007



MEDIAN AGE: 40.9

ACCESS TO MAJOR POPULATION CENTERS





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Contacts

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**CBRE**

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