

FOR SALE OR LEASE

FREE-STANDING INDUSTRIAL & OFFICE

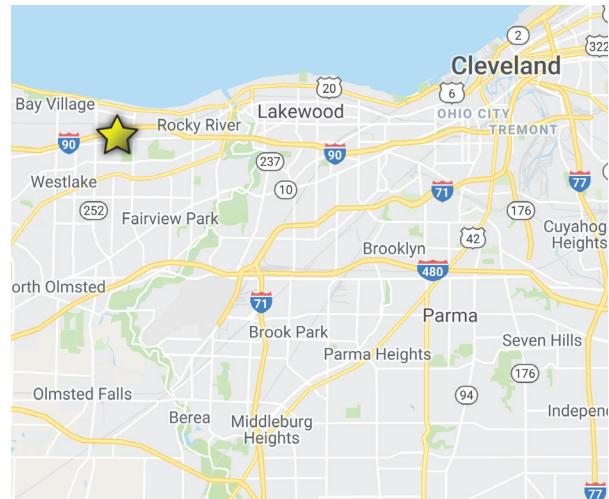
821 SHARON DRIVE | WESTLAKE, OH

PRICE REDUCTION!



PROPERTY HIGHLIGHTS

- + 1.92 acres
- + 30,720 SF
 - 26,100 SF warehouse
 - 4,620 SF office
- + Year built: 1970
- + Zoning: Light Industrial
- + LEASE RATE: \$4.00/NNN
- + ASKING PRICE: \$1,200,000 (\$39/SF)



CONTACT US

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821 SHARON DRIVE, WESTLAKE, OH 44145

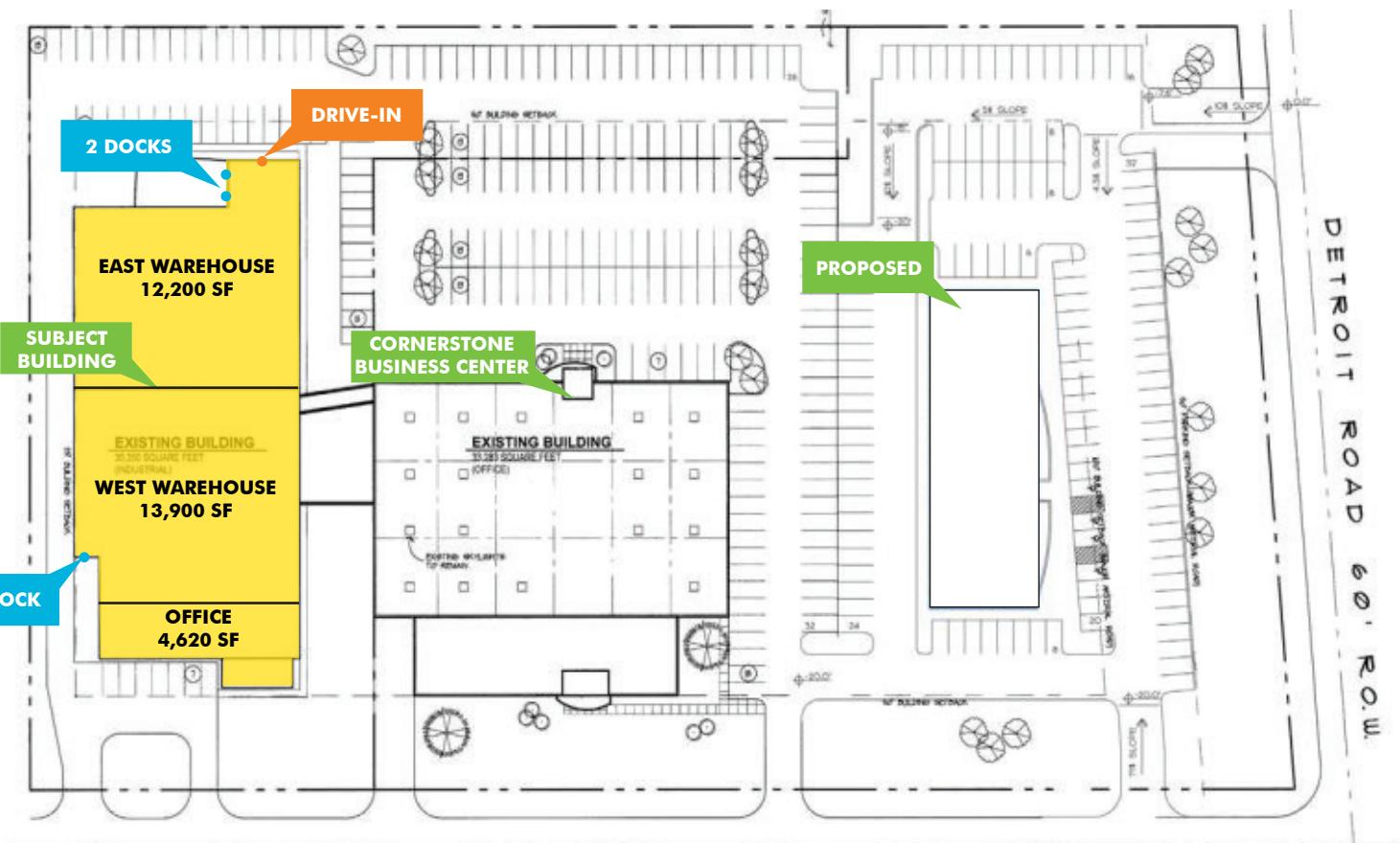


PROPERTY FEATURES

- + 11.5' - 15' clear height
- + Manufacturing
- + 480V/600 amp power
- + Three (3) docks
- + One (1) drive-in door (10' x 12')
- + Unit heaters
- + Industrial park setting
- + Masonry and pre-engineered metal construction
- + New roof installed (2018)



SITE PLAN



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PROPERTY PHOTOS



www.cbre.us/cleveland

CBRE

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DEMOGRAPHIC OVERVIEW - 5 MILE RADIUS



\$90,745
AVERAGE HH
INCOME



163,711
POPULATION



\$227,653
AVERAGE HOUSING
VALUE



86,567
EMPLOYEES



71,640
HOUSEHOLDS



43.3
MEDIAN AGE

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