



For Sublease

19,241 SF Space Available

**7088 W. 130th Street,
Middleburg Heights, OH 44130**

Colliers

Conor Toomey, SIOR
Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

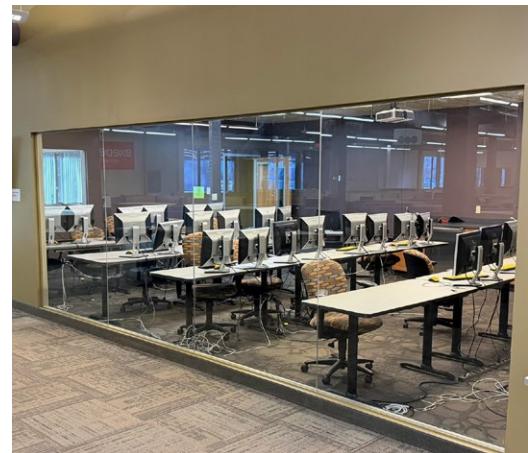
Cyndie O'Bryon, SIOR
First Vice President
+1 216 403 6507
cyndie.obryon@colliers.com

Property Overview:

Address:	7088 W. 130th Street
City:	Middleburg Heights
State:	Ohio
Zip:	44130
County:	Cuyahoga
School District:	Berea CSD
Parcel #s:	37401019; 37401022
Acres:	4.435
Taxes:	\$60,176.52
Zoning:	GB: General Business
Total SF:	19,241
Office SF:	16,811
Warehouse SF:	2,430
Year Built:	1987
Clear Height:	12'
Docks:	0
Drive-Ins:	Six (6), 10'x10' (three bays)
Power:	800 Amps, 120/208 V
Office HVAC:	Yes
Warehouse Heat:	Yes
Sprinklers:	Yes

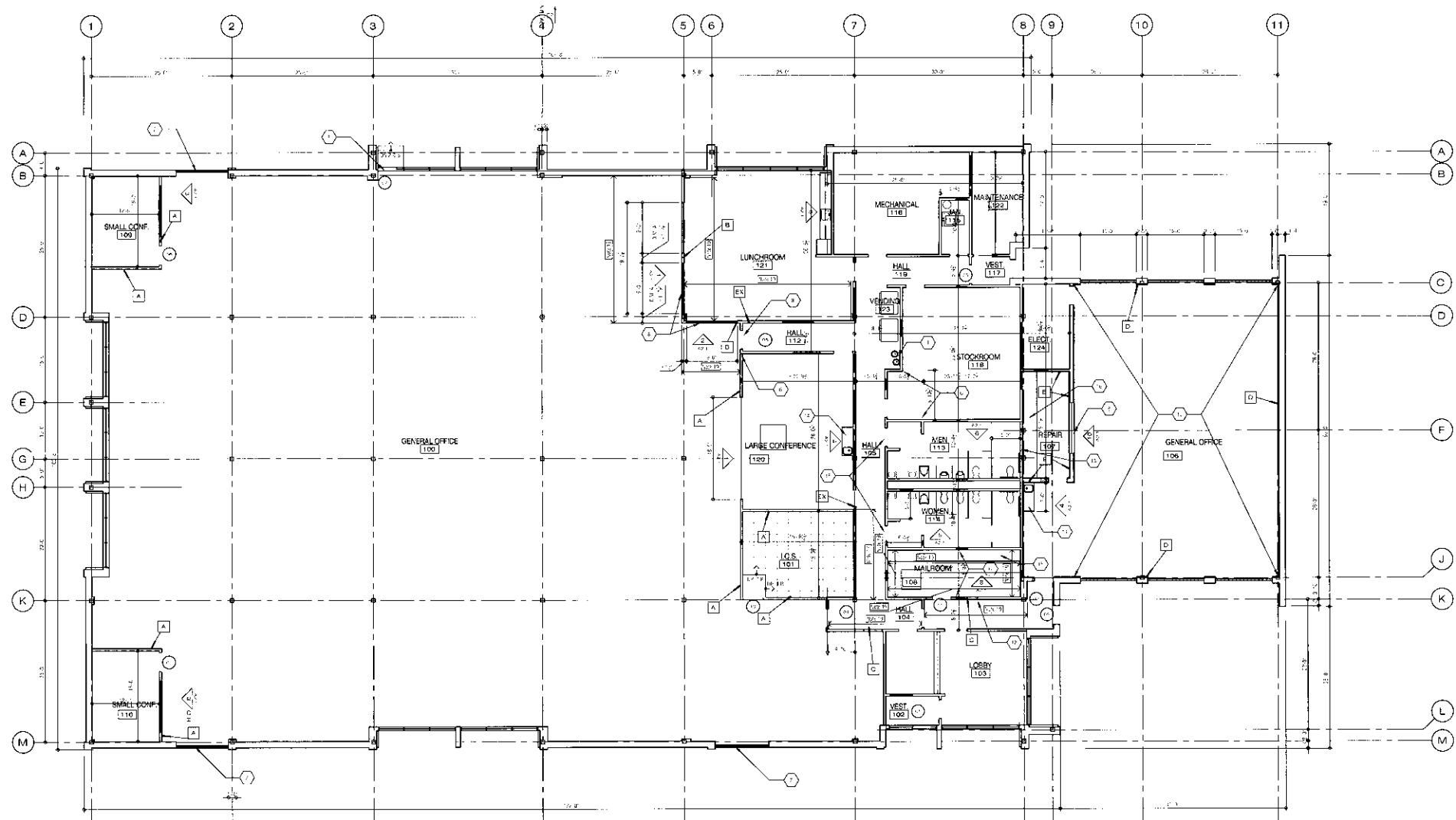
Amenities:

- Fully furnished including 150+ workstations
- Two (2) large private offices or conference rooms overlooking workstation space
- File storage room
- Janitorial closet
- Lunch room
- Johnson Controls keyless entry system with pad readers/access control throughout the facility
- Secured, redundant IT room with raised floor and two (2) EDPAC MCUs maintaining climate
- Power Backup: 200kW SD 200 Generator*



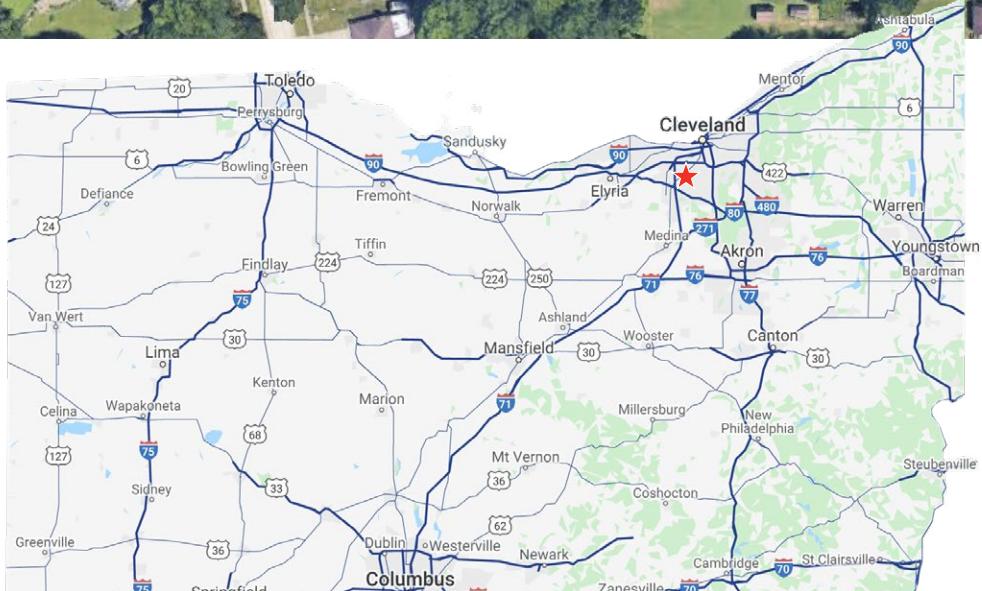
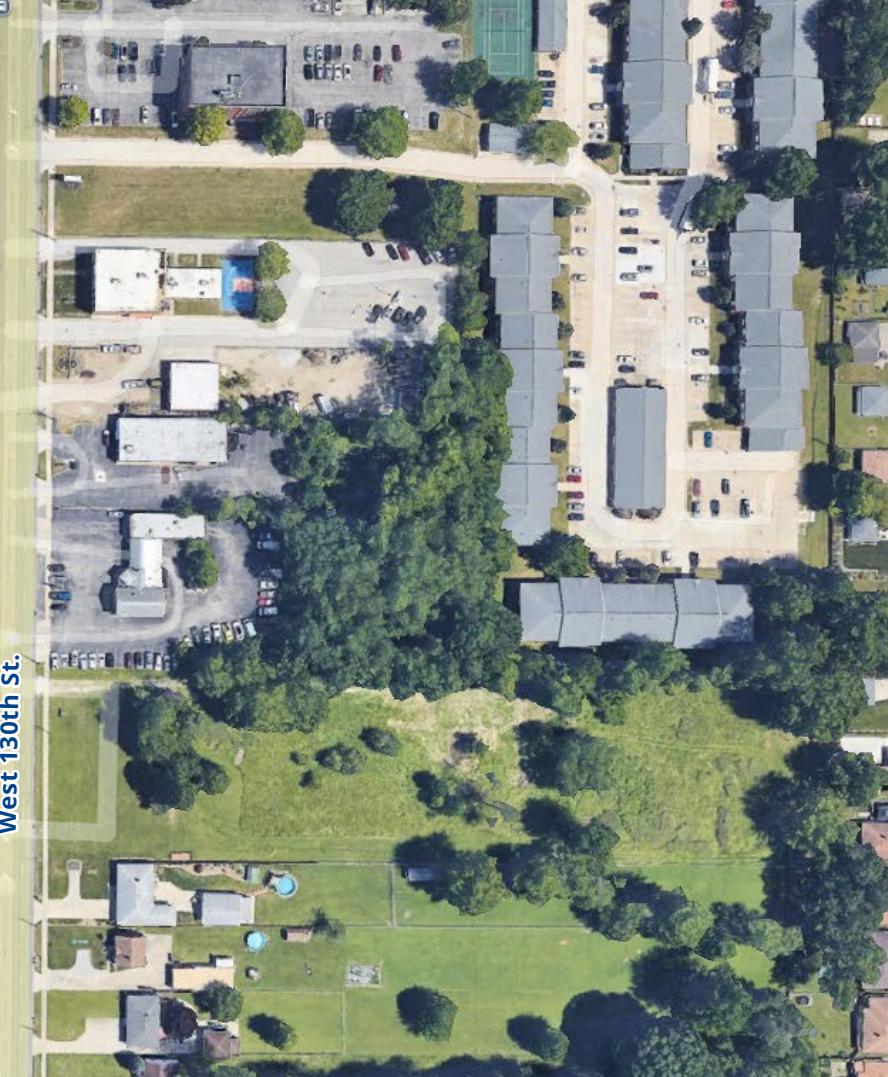
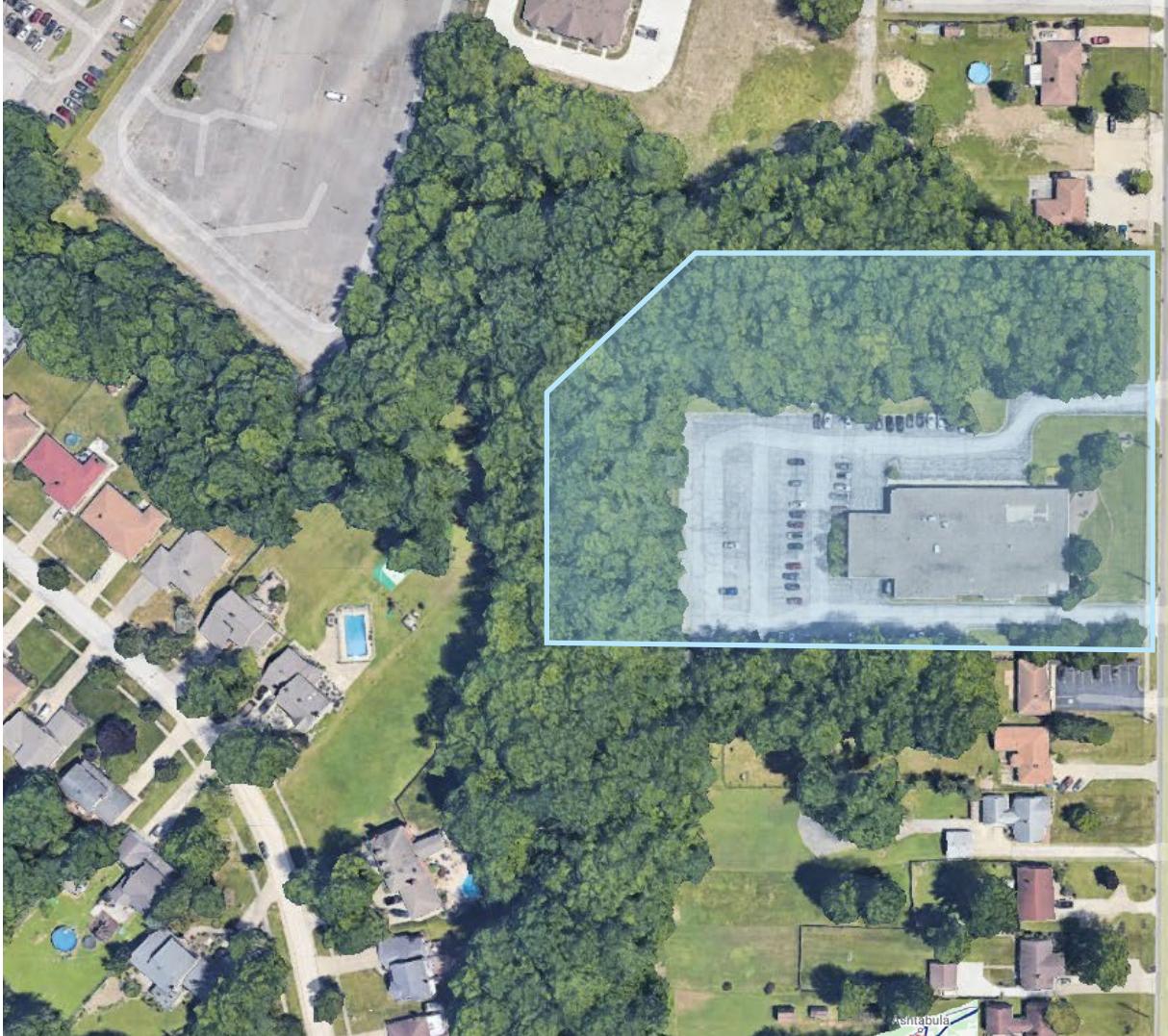
* Powers entire facility, including server room.

Building Plan



7088 W. 130th Street



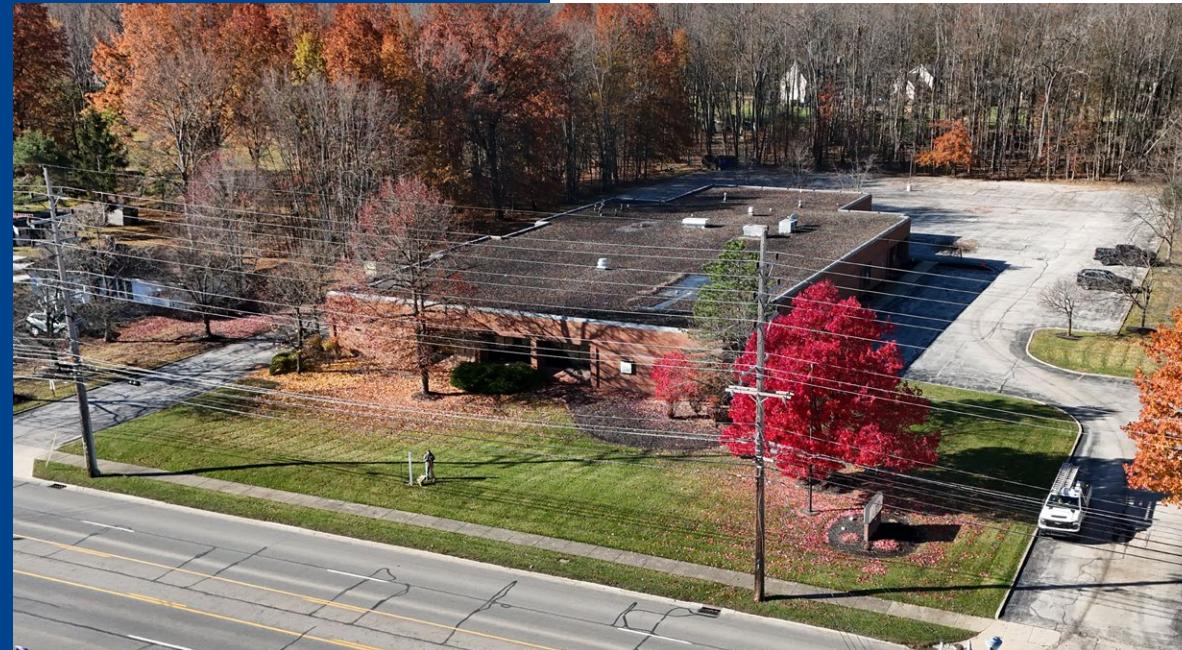


Distance to Highways

I-71: 2.5 miles / 6 min

I-480: 3.5 miles / 7 min





Conor Toomey, SIOR

Senior Vice President

+1 440 539 9649

conor.toomey@colliers.com

Tim Breckner, SIOR

Senior Vice President

+1 216 314 0687

tim.breckner@colliers.com

Cyndie O'Bryon, SIOR

First Vice President

+1 216 403 6507

cyndie.obryon@colliers.com



Colliers
200 Public Square, Suite 1050
Cleveland, OH 44114
colliers.com/cleveland

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. AWS Commercial LLC