

FOR LEASE

# 10055 Sweet Valley Drive

Valley View, Ohio 44125



CUSHMAN &  
WAKEFIELD



**6,000 SF OFFICE/WAREHOUSE SPACE AVAILABLE**

# PROPERTY FEATURES

**46,300 SF**

TOTAL BUILDING SF

**3.50 AC**

TOTAL SITE SIZE

**\$3.60/SF NNN**

WHSE LEASE RATE

**\$9.60/SF NNN**

OFFICE LEASE RATE

**\$2.89/SF**

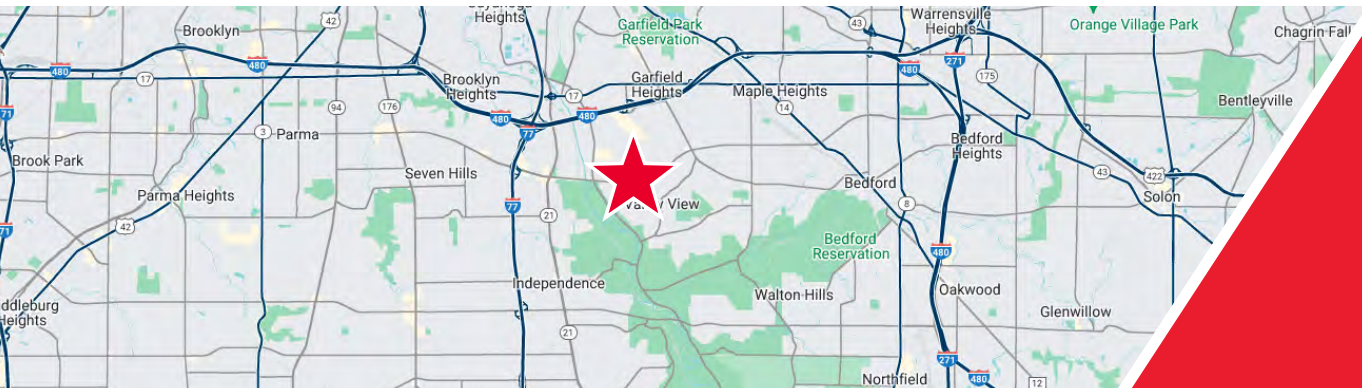
NNN CHARGES  
(ESTIMATED)

## AVAILABILITY

UNIT	TOTAL SF	OFFICE SF	WHSE SF	DRIVE-IN DOORS	DOCKS
3	12,000 SF	3,000 SF	9,000 SF	One (1)	One (1)
6	6,000 SF	3,500 SF	2,500 SF	One (1)	-0-

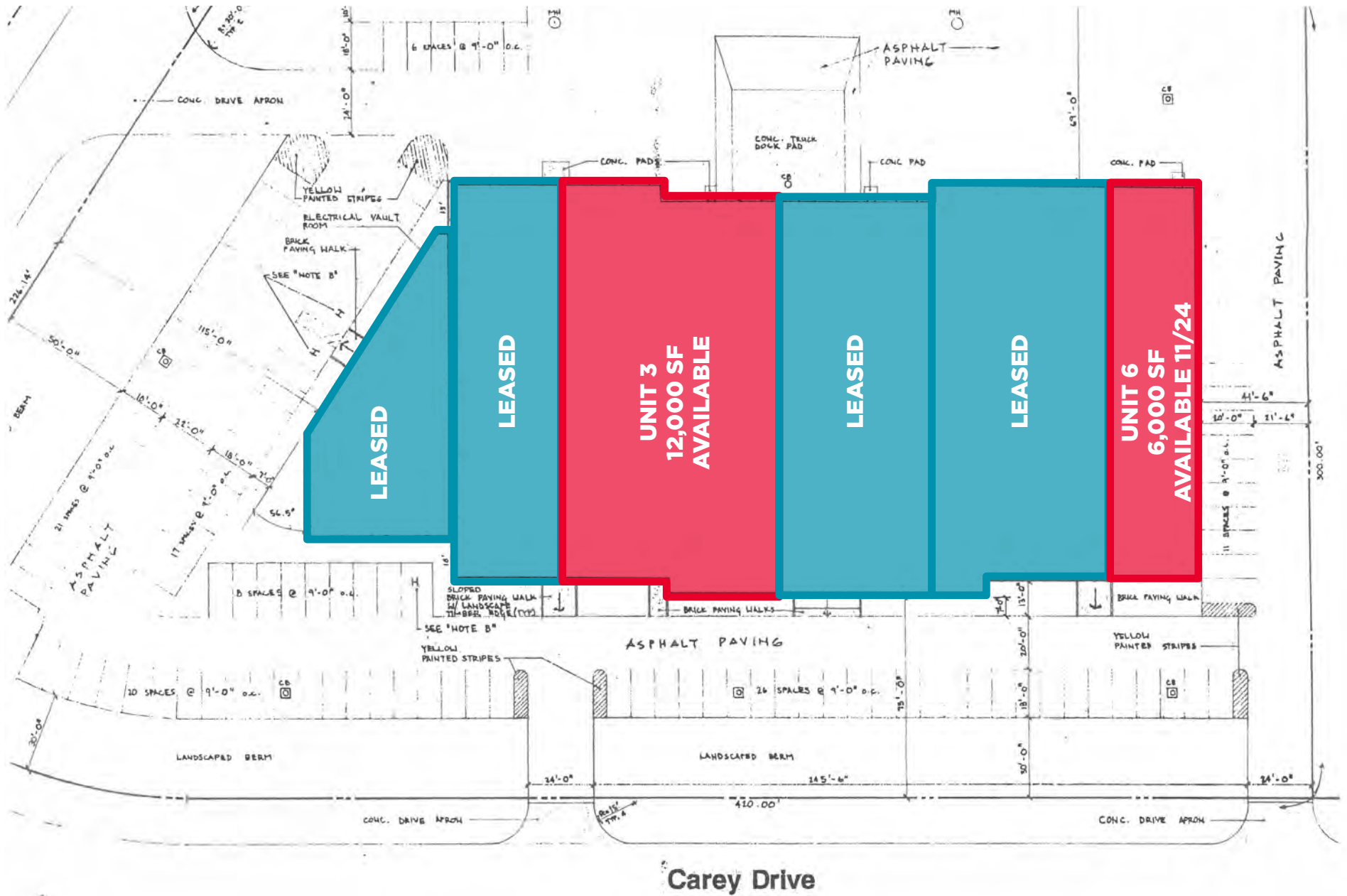
## PROPERTY SPECIFICATIONS

CONSTRUCTED:	1991
CEILING HEIGHT:	18'
CONSTRUCTION:	Brick/Block
SPRINKLER:	No
LIGHTING:	Fluorescent
HEAT:	Gas
FLOORS:	One (1)
ROOF:	Flat



Easy access  
to I-77 & I-480

# PROPERTY SITE PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS





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