



## Price Reduced!

## 7600 Exchange Street

Valley View, OH

### Property Features

- Available SF: 10,000 SF
- Warehouse SF: 9,000
- Office SF: 1,000 (includes 500 SF of mezzanine offices)
- Cranes: Two - 2 ton hoists
- Ceiling height: 12'5" to 17'
- Construction: Brick/Block
- Drive-In Doors: 3 (1-14'x14' , 2-12'x10')
- Heat: Gas: Reznor type
- Lighting: : T-8 fluorescent and Metal Halide
- Power: 480 Volt/400 Amp/3 phase
- **Well maintained machine shop in prime I-77/I-480 location**

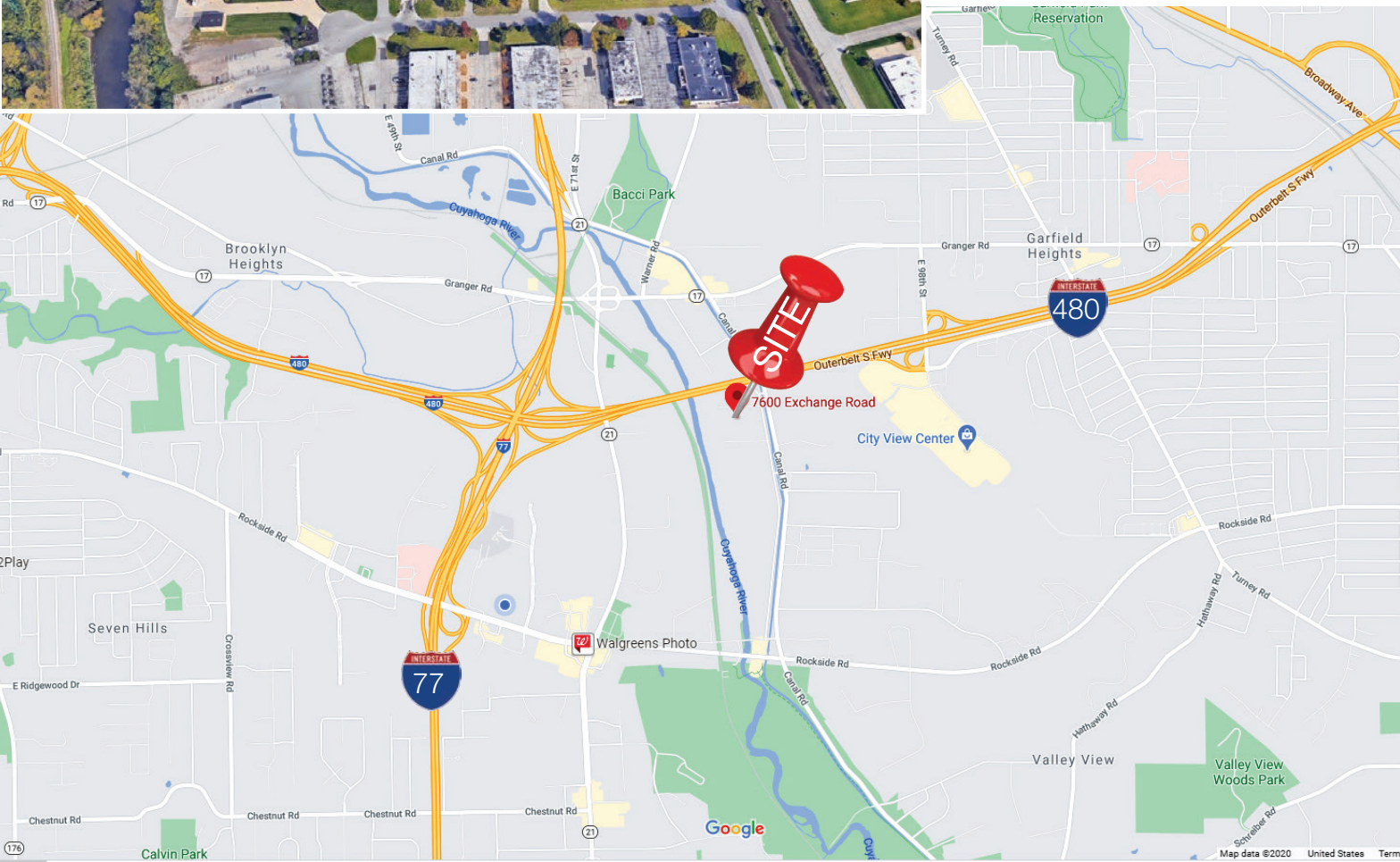


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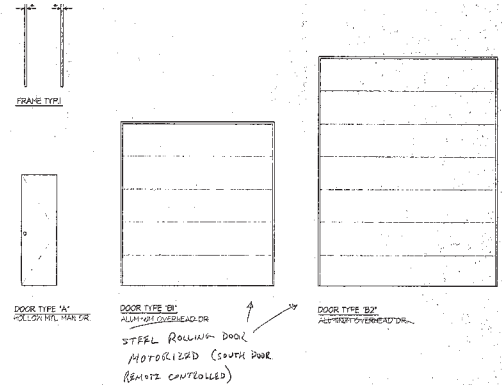
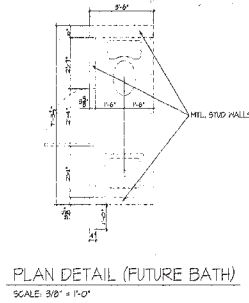
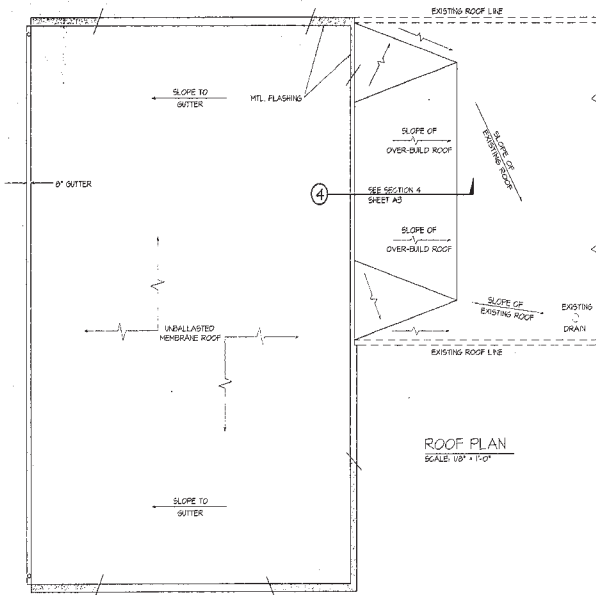
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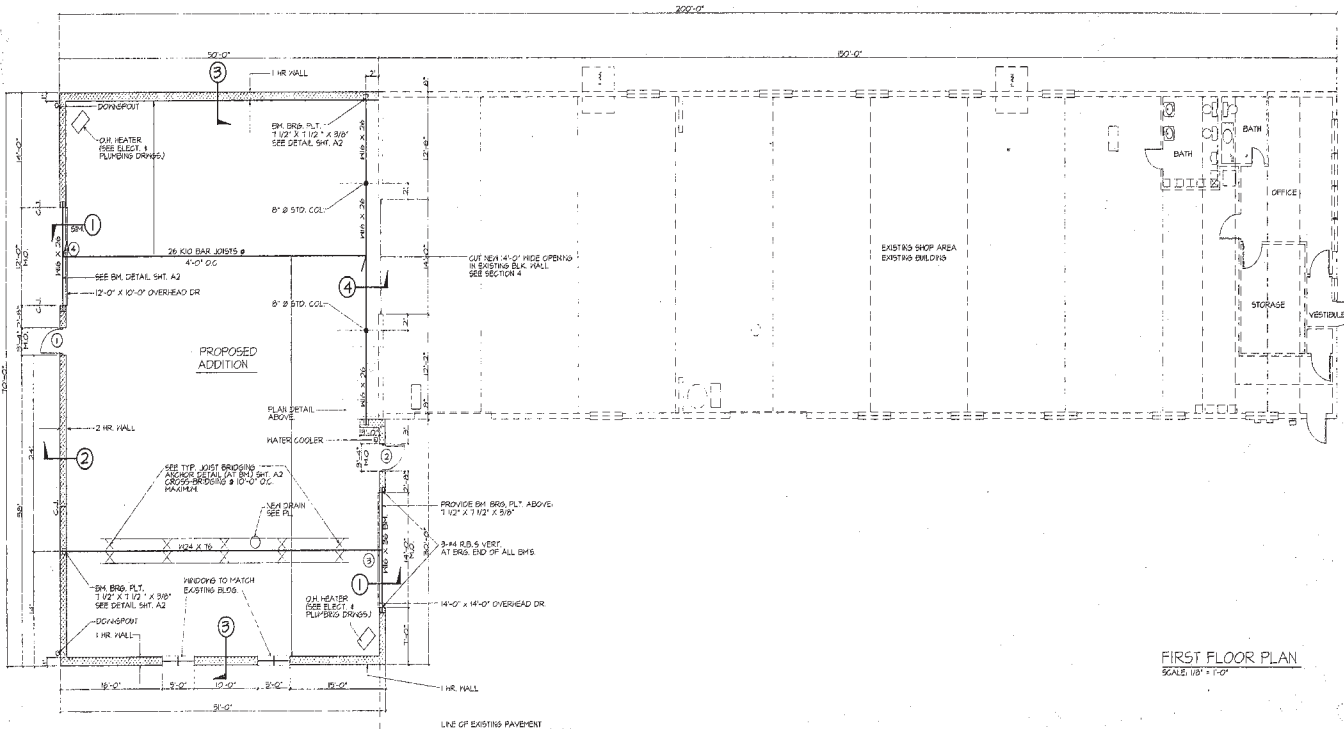


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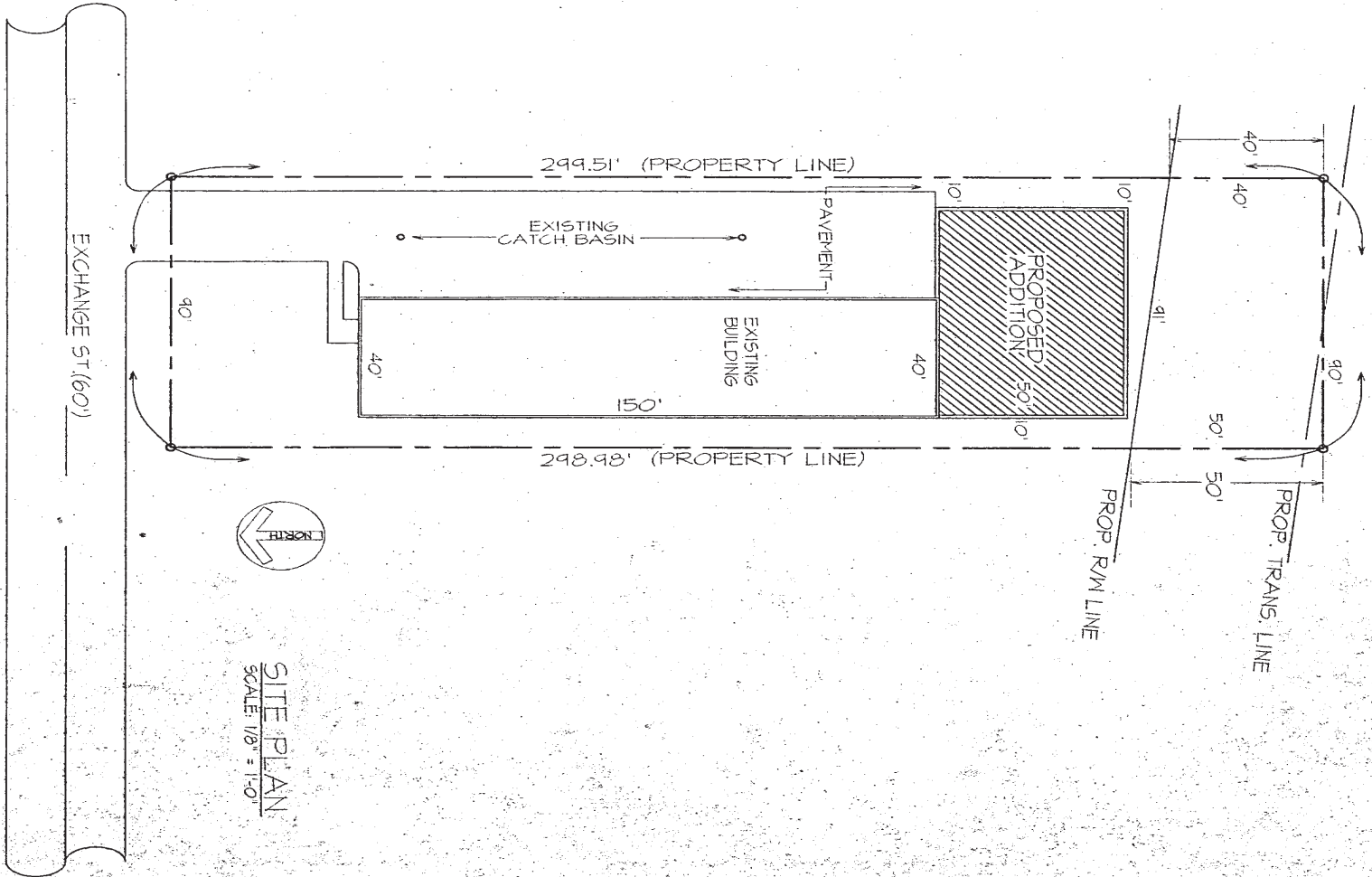
**DOOR SCHEDULE**

NO	OPENING WIDTH	OPENING HEIGHT	DOOR TYPE	MATERIAL	FRAME TYPE	MATERIAL	HEAD	JAMB	SILL	FINISH	THICK	REMARKS
1	3'-0"	7'-0"	A	MTL NSGL	1	HOLLOW MTL	HH	JH	SH	FACTORY PRIMED	1 3/4"	PANIC HARDWARE
2	3'-0"	7'-0"	A	MTL NSGL	1	HOLLOW MTL	HH	JH	SH	FACTORY PRIMED	1 3/4"	PANIC HARDWARE
3	14'-0"	14'-0"	B1	MTL NSGL		SEE SECTION A4	SEE SECTION A4	SEE SECTION A4	SEE SECTION A4	FACTORY PRIMED		PER MANUF.
4	12'-0"	10'-0"	B2	MTL NSGL		SEE SECTION A4	SEE SECTION A4	SEE SECTION A4	SEE SECTION A4	FACTORY PRIMED		PER MANUF.



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**NAIPleasant Valley**

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## BUILDING INFORMATION SHEET

<b>LOCATION:</b>	7600 Exchange St., Valley View, OH
<b>TOTAL BUILDING SIZE:</b>	10,000 sq. ft.
<b>WAREHOUSE AREA:</b>	9,000 sq. ft.
<b>OFFICE AREA:</b>	1,000 sq. ft. (includes 500 sq. ft of mezzanine offices)
<b>CONSTRUCTION:</b>	Brick/Block
<b>YEAR BUILT:</b>	1964, 2000
<b>ZONING:</b>	Industrial
<b>LAND AREA:</b>	.62 Acres
<b>CEILING HEIGHT:</b>	12'5" to 17'
<b>TRUCK DOCKS:</b>	None
<b>DRIVE-IN DOORS:</b>	3 (1 - 14'x14', 2 - 12'x10')
<b>HEAT:</b>	Gas: Reznor Type
<b>LIGHTING:</b>	T-8 fluorescent and Metal Halide
<b>ELECTRIC POWER:</b>	480 Volt/400 Amp/3 phase
<b>CRANES:</b>	Two - 2-ton hoists
<b>SECURITY SYSTEM:</b>	Yes, with cameras
<b>SALE PRICE:</b>	\$545,000
<b>TAXES:</b>	6,786/year
<b>LEASE RATE:</b>	\$5.50/SF NNN

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