

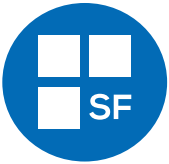
AVAILABLE FOR LEASE

50,000 SF TO 145,006 SF SPEC WAREHOUSE BUILDING SPACE

Rockside Road | Valley View, Ohio



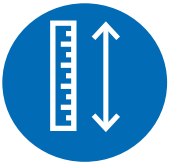
HIGHLIGHTS



**50,000 SF TO
145,006 SF**
AVAILABLE



**11 DOCKS
AND DRIVE-IN
DOORS TO-SUIT**



32 FT
CLEARANCE
HEIGHT



**FREEWAY
ACCESS**
VIA I-77 AND I-480

**LEASE
RATES**

WAREHOUSE
\$8.50/SF NNN

OFFICE
\$15.50/SF NNN

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Licensed Real Estate Broker

Terry **COYNE**.com

NEWMARK

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50,000 SF TO 145,006 SF SPEC WAREHOUSE BUILDING SPACE

Rockside Road | Valley View, Ohio

Conceptual Site Drawing



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Additional Highlights



OFFICE
BUILT-TO-SUIT



HIGH BAY
LED LIGHTING



7 INCH
CONCRETE FLOORS



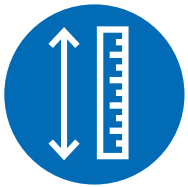
9.02 ACRES
TOTAL SITE SIZE



124 AUTOMOBILE
PARKING SPACES



18 TRUCK TRAILER
PARKING SPACES



50 X 50 FT
COLUMN SPACING



ESFR
SPRINKLER SYSTEM



2400 AMPS POWER
(CAN UPDATE AS NEED-)



**SIZE OF WATER AND
SANITARY LINES**
10" FIRE LOOP AROUND
BUILDING, 4" POTABLE
WATER INTO BUILDING,
AND 6" SANITARY LINE



















26 MINUTES DRIVE
TO CLEVELAND HOPKINS
INTERNATIONAL AIRPORT



COMPLETION DATE
MAY 2025

EMPLOYMENT OVERVIEW

ROCKSIDE ROAD
VALLEY VIEW, OH 44125
(15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,287,848 Population	 23% High School Diploma	 \$54,502 Median Household Income	 66.4% White Collar	 15.3% Services
 42.5 Median Age	 29% Some College	 \$33,882 Per Capita Income	 18.2% Blue Collar	 7.1% Unemployment Rate
 551,797 Households	 35% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$45,493 Median Disposable Income		 16% Spend 7+ hours commuting to and from work per week	 46,193 Total Businesses	 906,617 Total Employees

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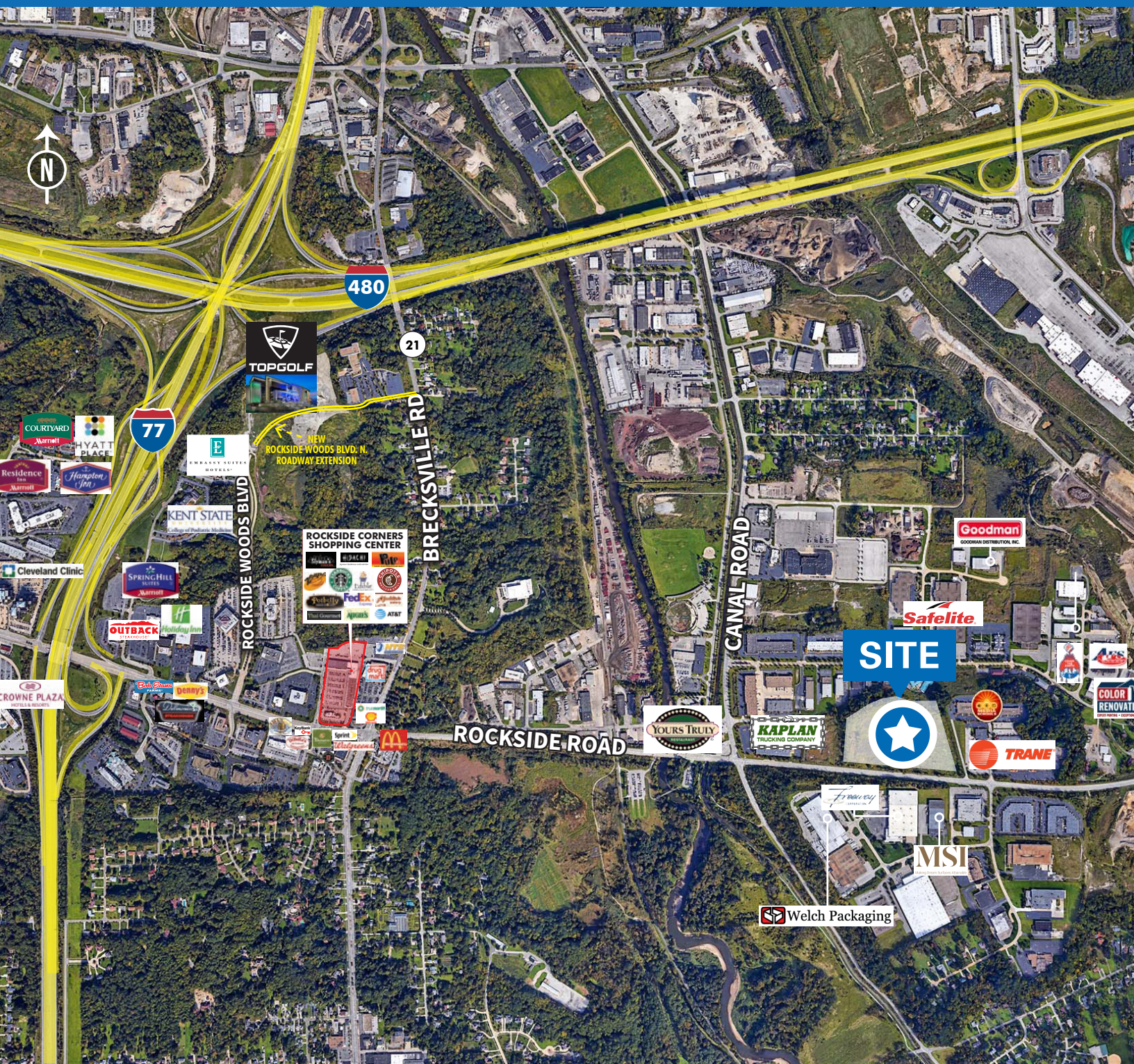
Industry Aerial



50,000 SF TO 145,006 SF SPEC WAREHOUSE BUILDING SPACE

Rockside Road | Valley View, Ohio

Overall Industry Aerial



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Location Map

