



OFFERING SUMMARY

Lease Rate:	\$7 SF/yr (NNN)
Available SF:	5,000 SF or 10,000 SF Combined
Suites Available:	8030 & 8040
Office/Warehouse:	850/4,150 SF (8030) 700/4,300 SF (8040)
Loading:	3 Dock Door Total 1 Dock at 8030 2 Docks at 8040
Market:	South

SPACE OVERVIEW

The Property offers two adjacent suites, 8030 and 8040 Snowville Road, each containing 5,000 SF. The suites may be leased individually or combined for a total of 10,000 SF.

Suite 8030 includes approximately 850 SF of office space and 4,150 SF of warehouse space and features one dock-high loading door.

Suite 8040 includes approximately 700 SF of office space and 4,300 SF of warehouse space and features two dock-high loading doors.

Located just minutes from the Miller Road interchange at I-77, the Property offers excellent access to I-77 and I-80 (Ohio Turnpike), providing outstanding regional connectivity. The Property is also within minutes of the new Valor Acres mixed-use development.

PROPERTY HIGHLIGHTS

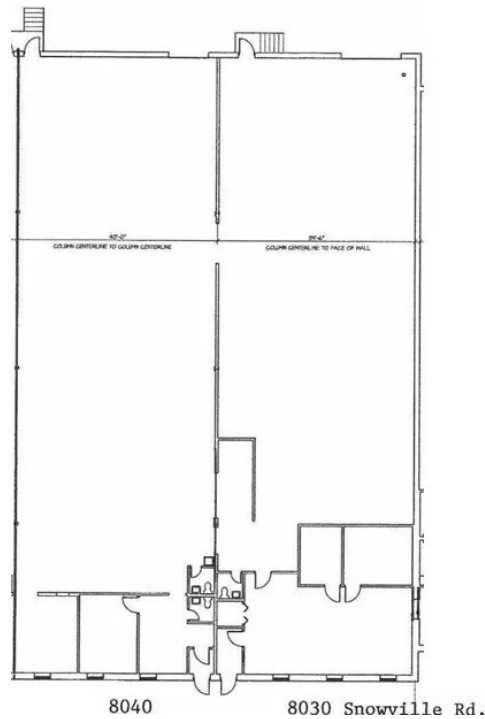
- Masonry Construction
- Ample Parking
- Professional Property Management

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE SNOWVILLE ASSOCIATES II

8030 & 8040 Brecksville Road, Brecksville, OH 44141



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	\$7 SF/yr

AVAILABLE SPACES

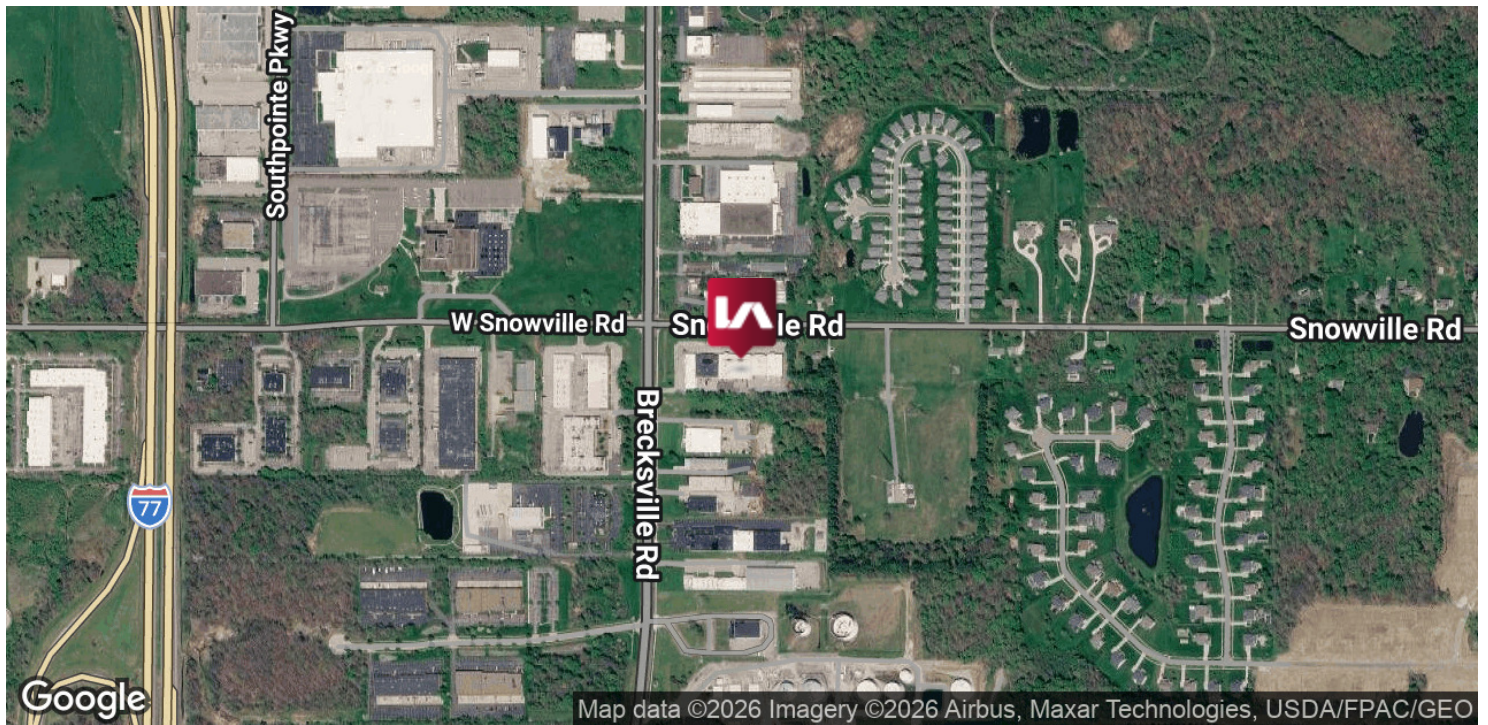
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
8030 Snowville	Available	5,000 SF	NNN	\$7.00 SF/yr
8040 Snowville	Available	5,000 SF	NNN	\$7.00 SF/yr

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