



Click Below for
Building Tour

21201 Miles Rd.

Warrensville Hts., Ohio

Property Features

- Warehouse Available: 37,800 - 94,500 SF
- Office Area: Includes 3,240 SF. Can Expand or Decrease Office Size
- Racking: Can Install Racks (11,616 Pallet Postions) 2 Months - See Racking Plan
- Minimum Divisible: 37,800 SF
- Dimensions: 350' x 270'
- Year Built: New Construction 2022
- Clear Height: 36' - 38'
- Drive-In Doors: One (12' x 14')
- Truck Docks: Ten (9' x 10') with Levelers, Punch Outs for 5 More Docks
- Sprinkler System: ESFR
- LED Motion Sensored Lighting



For more information:

Jeffrey Calig, CCIM

216 455 0910 • jcalig@naipvc.com

David Hexter, SIOR

216 455 0890 • dhexter@naipvc.com

For Lease Exterior Photos



NAI Pleasant Valley

Jeffrey Calig, CCIM
216 455 0910 • jcalig@naipvc.com

David Hexter, SIOR
216 455 0890 • dhexter@naipvc.com

21201 Miles Rd.
Warrensville Hts., Ohio

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

For Lease
Interior Photos



NAI Pleasant Valley

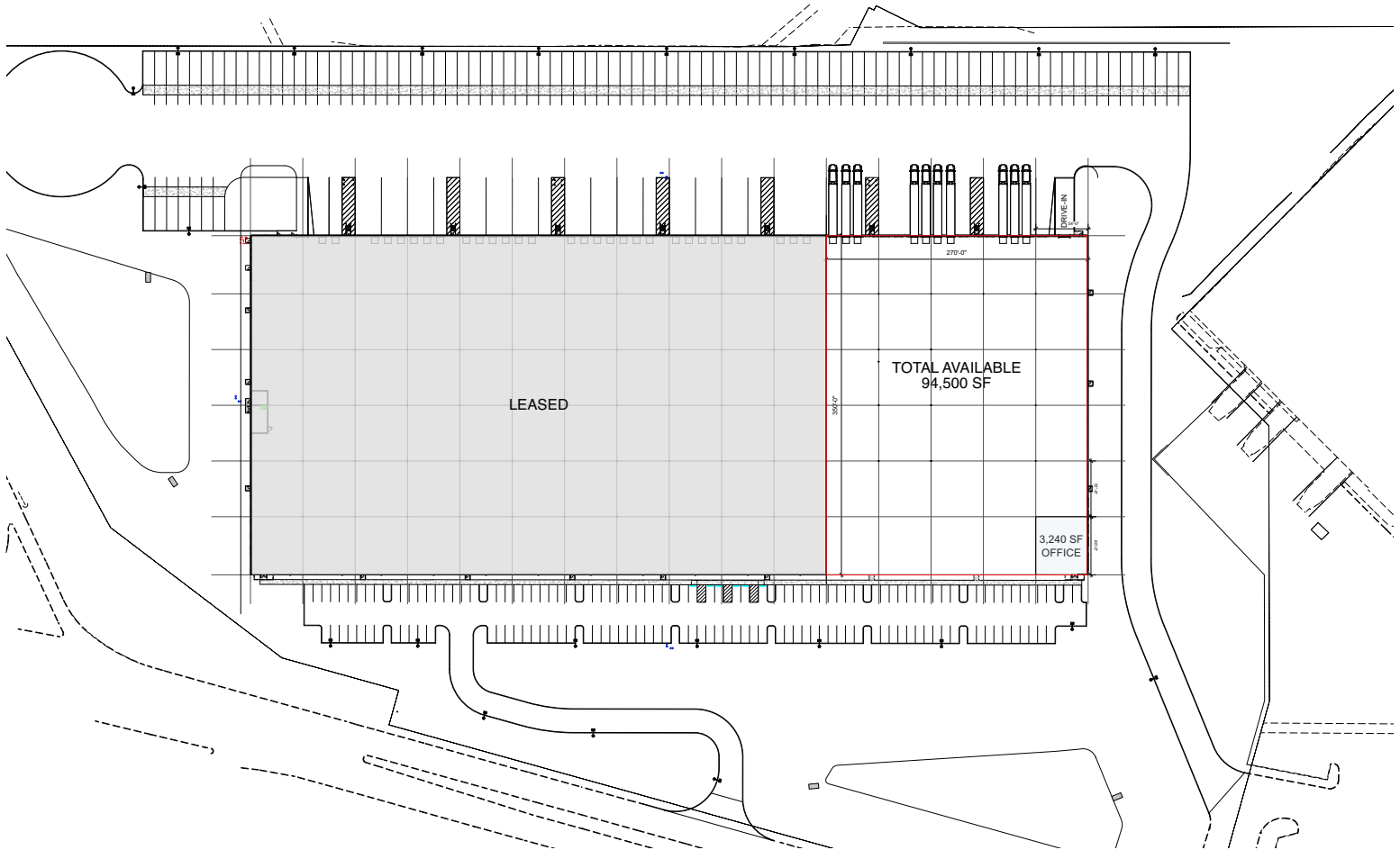
Jeffrey Calig, CCIM
216 455 0910 • jcalig@naipvc.com

David Hexter, SIOR
216 455 0890 • dhexter@naipvc.com

21201 Miles Rd.
Warrensville Hts., Ohio

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

For Lease Site Plan



NAI Pleasant Valley

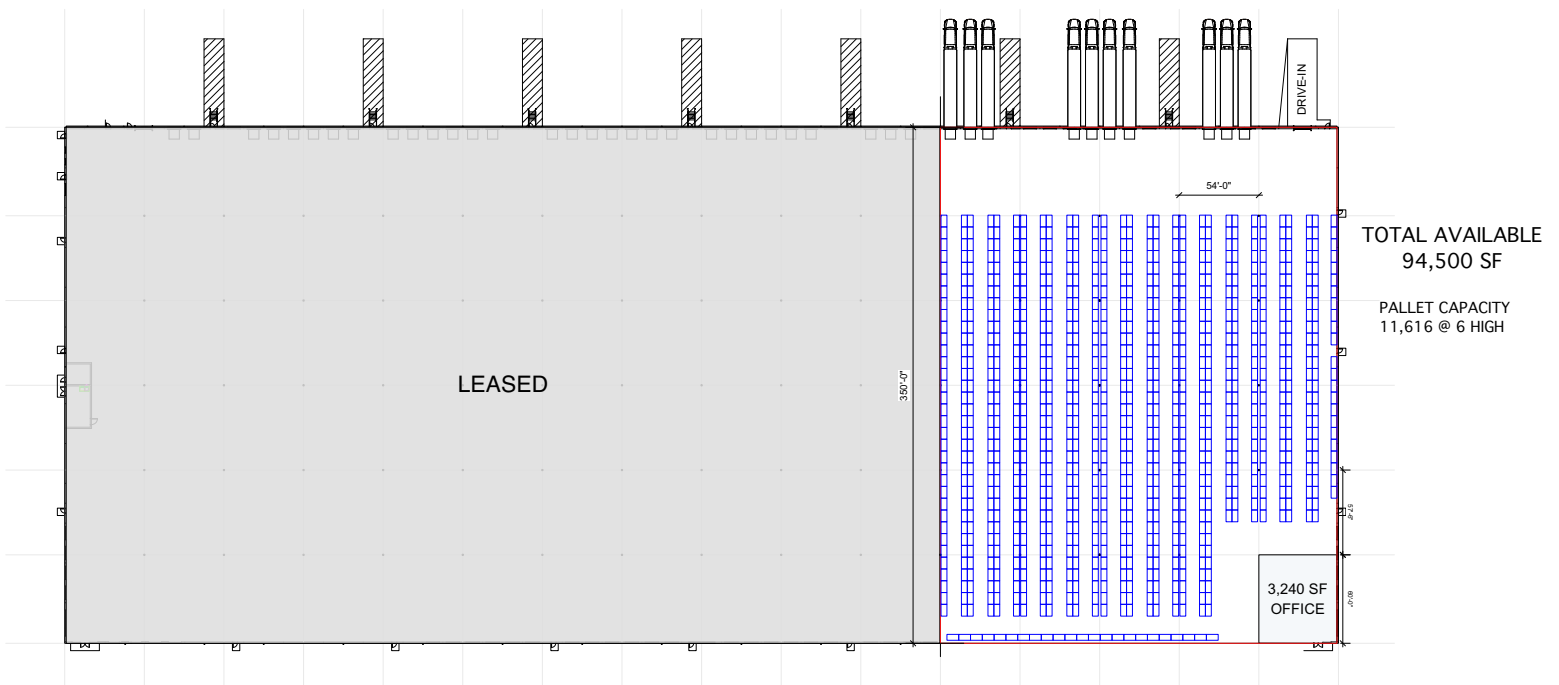
Jeffrey Calig, CCIM
216 455 0910 • jcalig@naipvc.com

David Hexter, SIOR
216 455 0890 • dhexter@naipvc.com

21201 Miles Rd.
Warrensville Hts., Ohio

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

For Lease Racking Floor Plan



NAIPleasant Valley

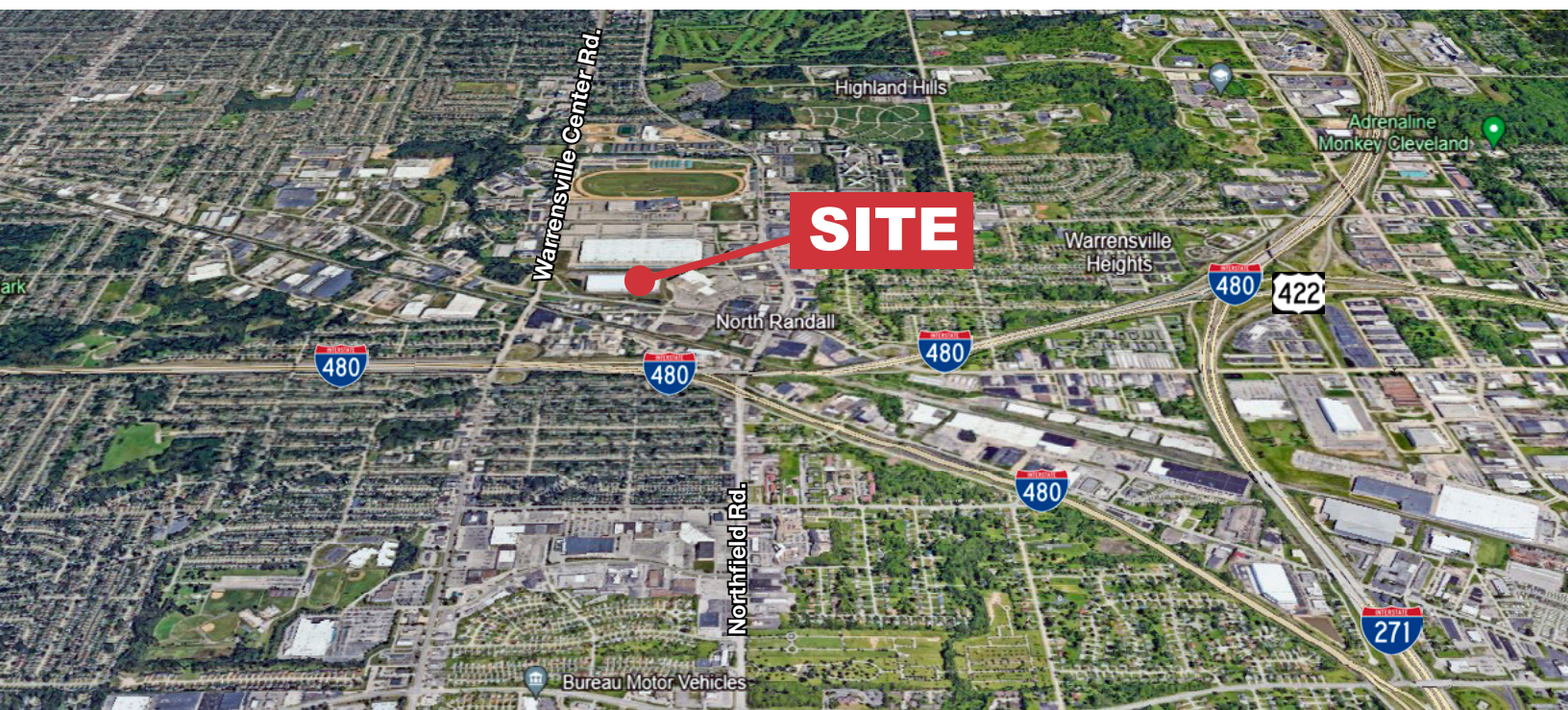
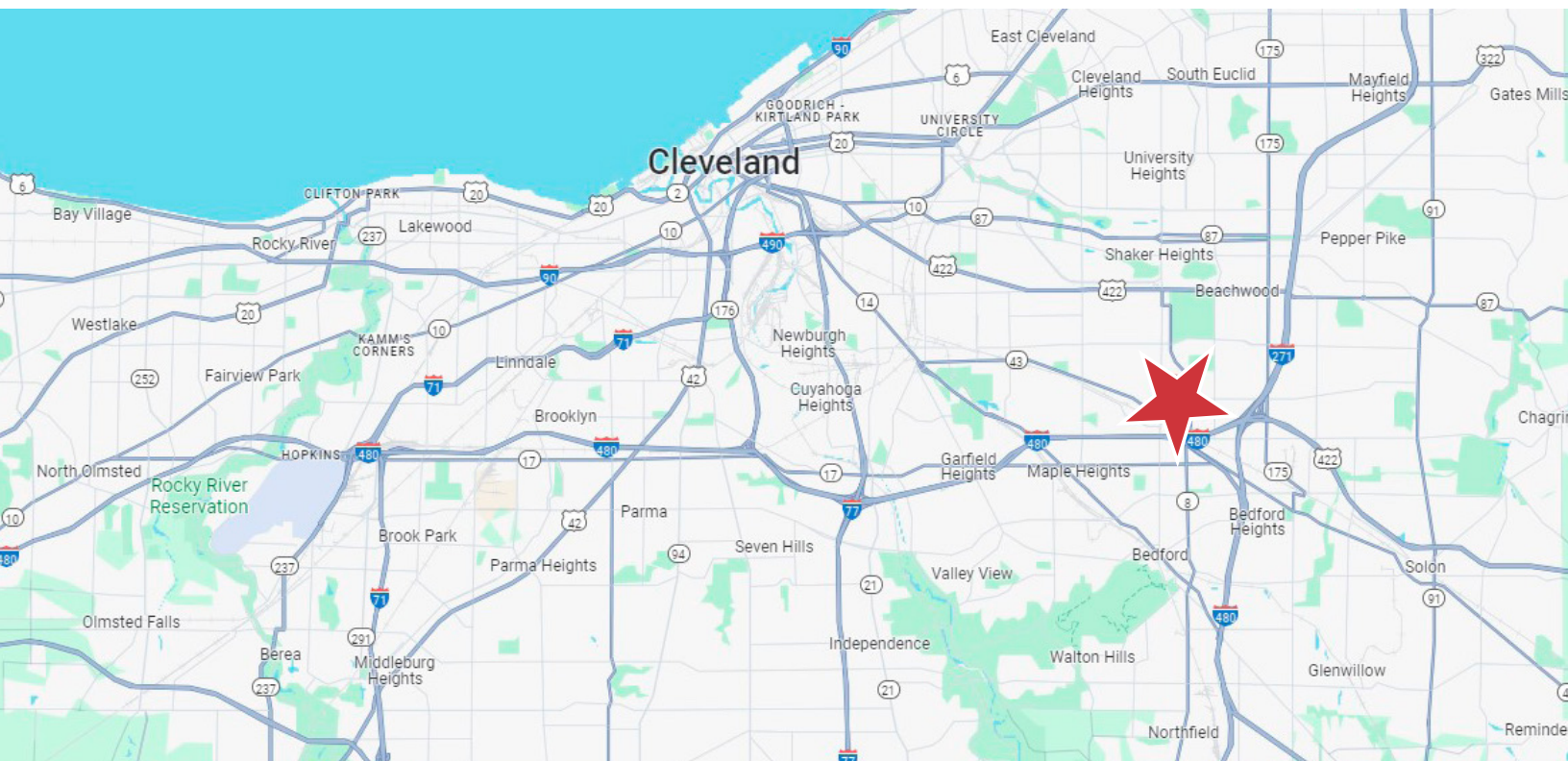
Jeffrey Calig, CCIM
216 455 0910 • jcalig@naipvc.com

David Hexter, SIOR
216 455 0890 • dhexter@naipvc.com

21201 Miles Rd.
Warrensville Hts., Ohio

6060 Rockside Woods Blvd.. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

For Lease Property Location



NAI Pleasant Valley

Jeffrey Calig, CCIM
216 455 0910 • jcalig@naipvc.com

David Hexter, SIOR
216 455 0890 • dhexter@naipvc.com

21201 Miles Rd.
Warrensville Hts., Ohio

6060 Rockside Woods Blvd. | Suite 402
Independence, Ohio 44131
+1 216 831 3310
naipvc.com

BUILDING INFORMATION SHEET

LOCATION:	21201 Miles Road Warrensville Heights, Ohio
WAREHOUSE AVAILABLE:	37,800 - 94,500 SF
OFFICE AREA:	3,240 SF Included (Can expand or decrease)
RACKING:	Can install racks (11,616 pallet positions) 2 months
DIMENSIONS:	350' x 270'
MINIMUM DIVISIBLE:	37,800 SF
CONSTRUCTION:	Tilt-Up Concrete
YEAR BUILT:	New Construction 2022
ZONING:	Limited Industrial (U-6)
CEILING HEIGHT:	36' – 38' Clear
TRUCK DOCKS:	10 (9'x10') with levelers. Punch outs for 5 more.
DRIVE-IN DOORS:	1 (12' x 14')
COLUMN SPACING:	54' x 57'6"
FLOORS:	6" Concrete
PARKING:	75+ Car, 45 Trailer with Dolly Pads
SPRINKLERED:	ESFR
HEAT:	Heated Make-up Air System
LIGHTING:	LED Motion Sensored
ELECTRIC POWER:	480Volt/800Amps/3 Phase
LEASE RATE:	\$6.95/SF NNN
COMMENTS:	New Construction, completed in 2022. Tax abatement available. Next to Amazon's Distribution Center at I-480 and I-271.
CONTACT:	David R. Hexter, SIOR 216-455-0890 dhexter@naipvc.com Jeffrey A. Calig, CCIM 216-455-0910 jcalig@naipvc.com



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.