

Center Valley Business Park

8200 Sweet Valley

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Valley View, OH 44125



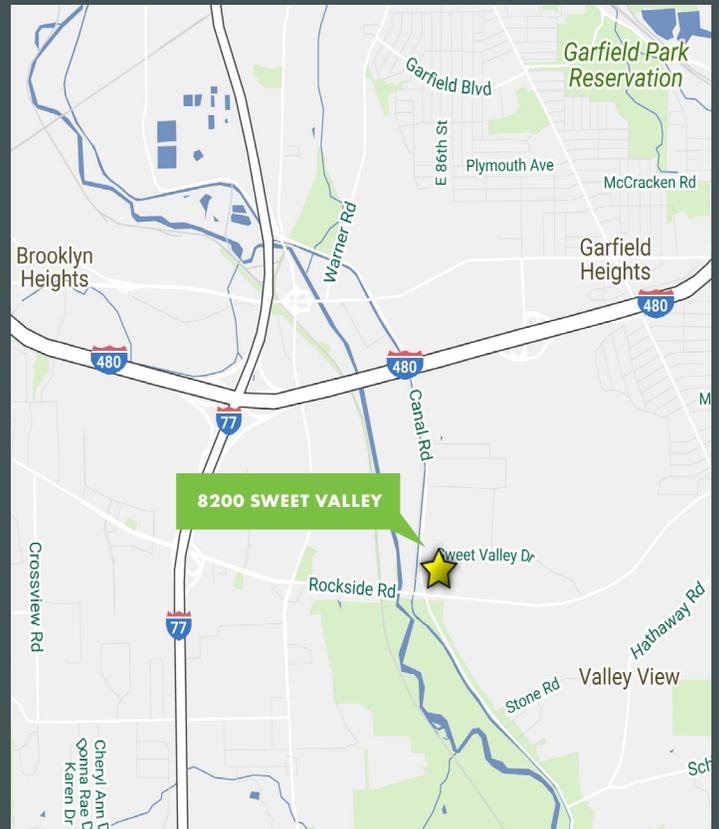
Space Overview

- + 21,972 SF Total
 - 13,000 SF: Office
 - 8,972 SF: Climate controlled warehouse/ production/ assembly space
- + Dock and Drive ins
(Additional docks and drive in can be added)
- + Great visibility from Sweet Valley Drive
- + Easy access to major highways I-77/I-480
- + Light industrial flex space

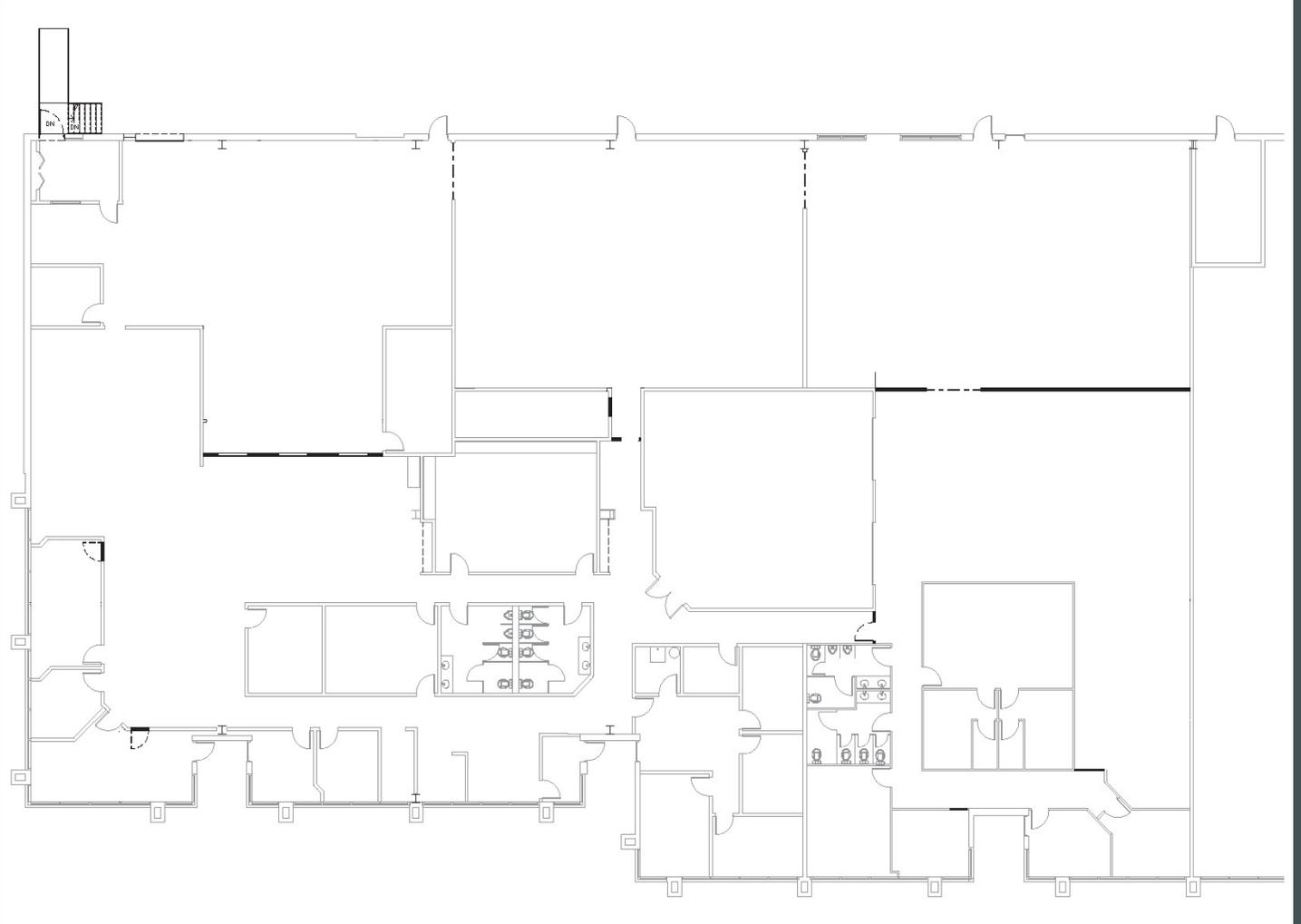
Property Highlights

- + Ideal for office, showroom, and warehouse users
- + Available for immediate occupancy
- + Professionally managed
- + Multi-tenant complex offering future expansion
- + Light Industrial/Office Zoning
- + Ceiling Height: 17' Clear
- + High image office and warehouse space in central Cuyahoga County (I-77 / I-480). Conveniently located on Southeast Corner of Sweet Valley and Canal.
- + Lease Rate:
 - \$9.00 psf, NNN
- + \$ 2.98 psf CAM, RE Taxes, Insurance

Site Plan



Floor Plan



Trade Map



Traffic Counts: Ohio Department of Transportation (ODOT) 2020

ROCKSIDE CORRIDOR

INDEPENDENCE, OH

TRADE AREA INFO
I-77 & Rockside Road (3 Miles)

- Population: 52,416
- Daytime Population: 61,046
- Total Households: 22,245
- Average HH Income: \$77,386
- Total Businesses: 3,027
- Total Employees: 45,171

MAJOR OFFICE BLDGS
3.2 MSF

- Crown Centre 1 - 315,000 SF
- 6200 Oak Tree Blvd - 228,837 SF
- Crown Centre 2 - 226,182 SF
- Summit 2 - 205,592 SF
- Summit 3 - 164,860 SF

HOTELS
13 Hotels/2,042 Rooms

- Comfort Inn - 89
- Courtyard - 154
- Crown Plaza - 178
- Double Tree - 192
- Embassy Suites - 271
- Hampton Inn - 115
- Holiday Inn - 364
- Home2 Suites - 105
- Hyatt Place - 127
- LaQuinta - 100
- Red Roof Inn - 108
- Residence Inn - 118
- Springhill Suites - 121

MAJOR EMPLOYERS

- MetroHealth - 1,200
- Weltman Weinberg & Reis - 1,000
- Sirva - 600
- Koinonia Homes - 500
- ODOT - 438

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Licensed Real Estate Broker

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Contact Us

GEORGE STEVENS, SIOR, CCIM
Senior Vice President
+1 216 363 6438
george.stevens@cbre.com

MARK TRUESDELL, SIOR
Vice President
+1 216 219 4241
mark.truesdell@cbre.com

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