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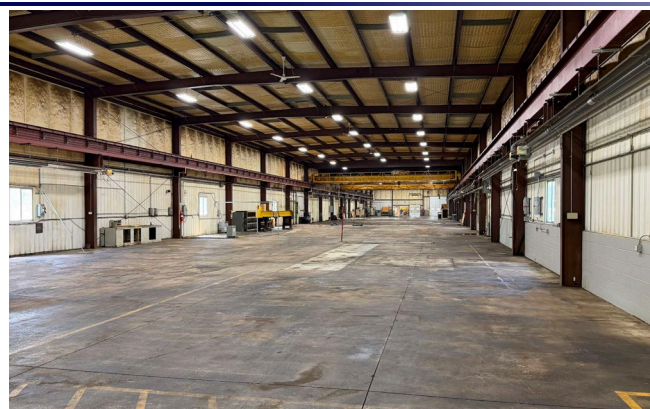
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FOR SALE OR FOR LEASE

16959 Munn Rd
Chagrin Falls, OH

38,388 SF Industrial property available



Executive Summary

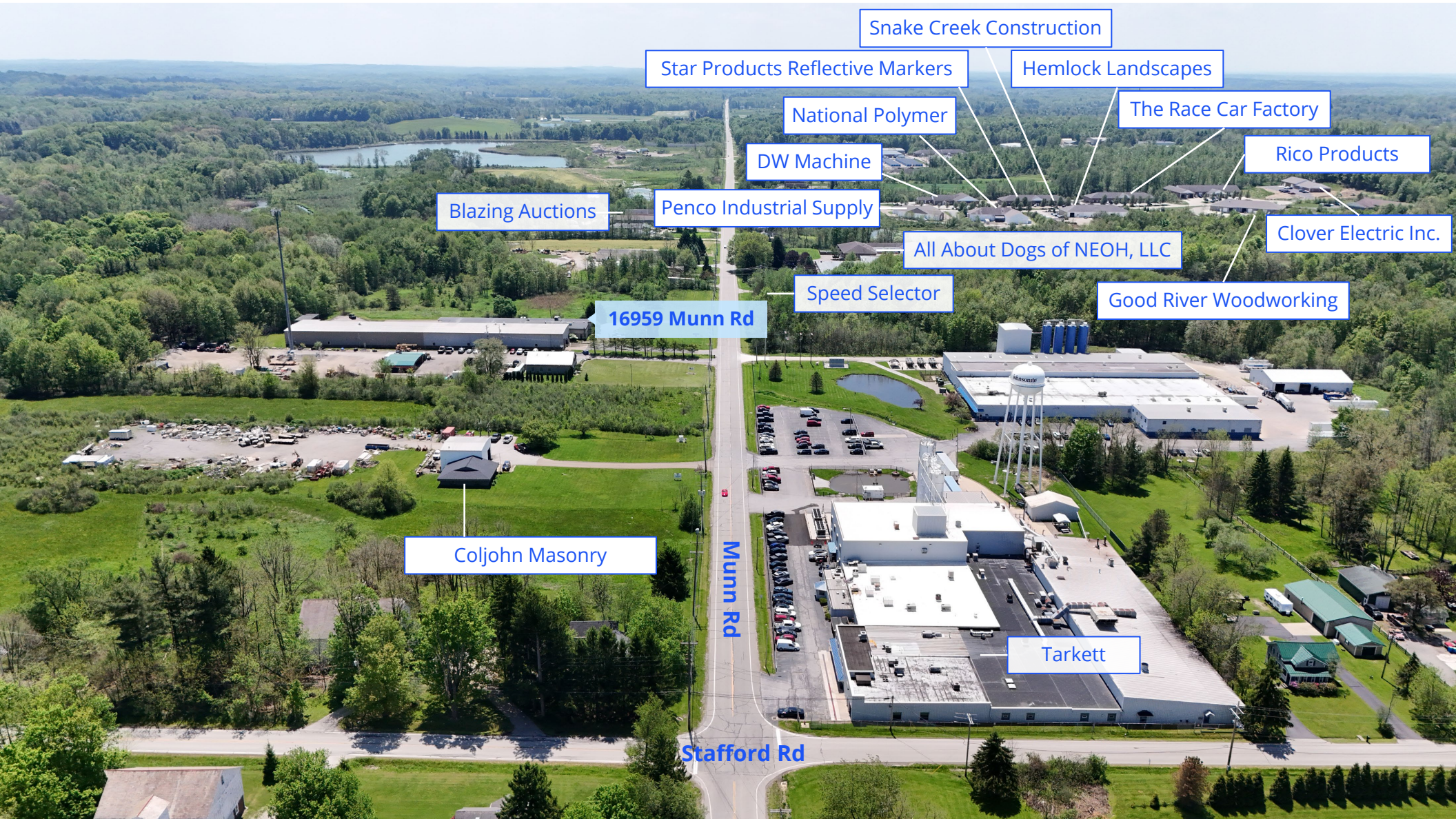
Address	16959 Munn Rd
City, State Zip	Chagrin Falls, OH 44023
County	Geauga
Parcel #'s	01-074030; 01-118658
Acres	8.62
Taxes	\$33,955.78
Zoning	I-1: General Industrial
Total SF	38,388
Year Built	1978 (reno. 2008)
Clear Height:	12'-20'9"
Docks:	8'x8' (w/ pit leveler)
Drive-Ins:	2 (12'x14'); 1 (10'x10'); 1 (9'x10'); 1 (8'x8')
Column Spacing:	N/A
Power:	800 Amps 480V 3 Phase / 100 Amps 120V
Office HVAC:	100%
Warehouse Heat:	Gas-fired radiant heat.
Sprinklers:	None
Roof:	Original
Lighting:	LED



Property Aerial – Parcel Outline



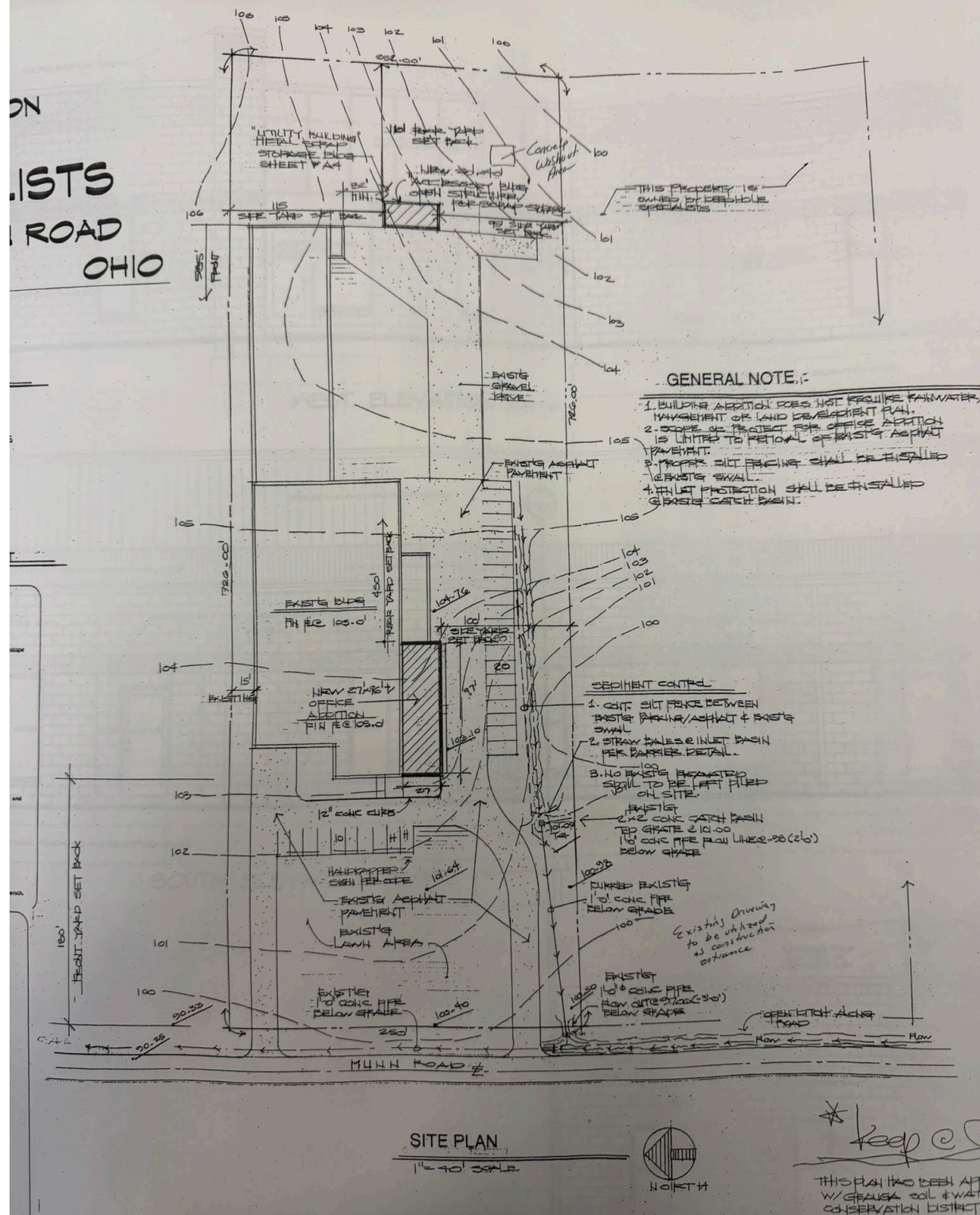
Market Overview



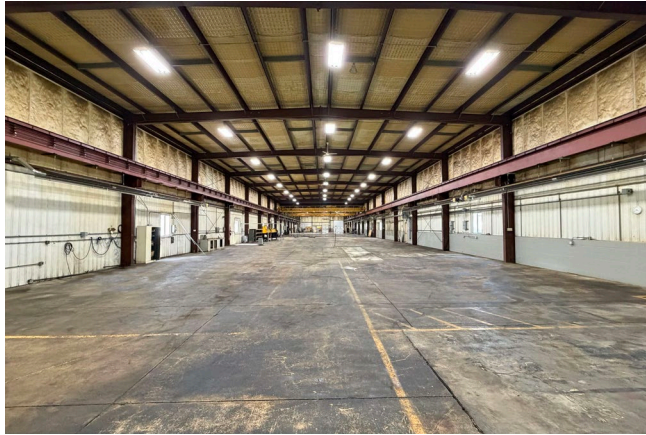
38,388 SF

ON

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ROAD
OHIO



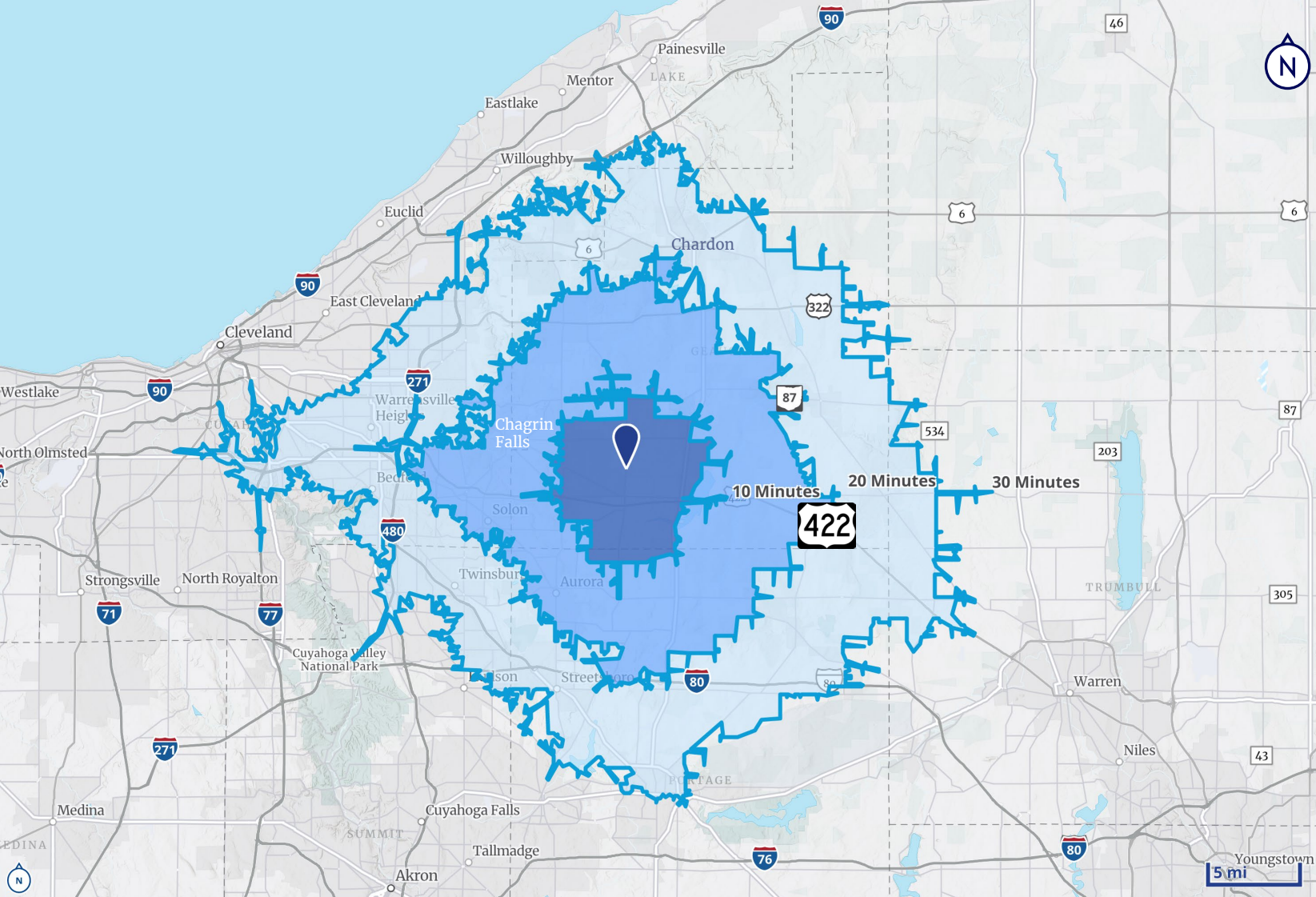
Property Photos - Interior



Aerial Map

 [Click to view interactive map](#)





[Click here for more in-depth Demographics](#)

Drive Time

10-minute drive =



20-minute drive =



30-minute drive =



Demographics (within 20 minutes)

Population

104,060

Median household Income

\$116,389

Businesses

5,280

Median age

47.1

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