

INDUSTRIAL FOR LEASE SNOWVILLE ASSOCIATES

10200-10280 Brecksville Rd., Brecksville, OH 44141



OFFERING SUMMARY

Available SF:	4,000 SF
Office Size:	2,700 SF
Warehouse Size:	1,300 SF
Loading:	1 Dock
Asking Rate:	\$3,500 per Month
Zoning:	Industrial
Market:	South

SPACE OVERVIEW

The available suite at 10200 Brecksville Road offers 4,000 SF, consisting of approximately 2,700 SF of modern office space and 1,300 SF of warehouse space served by one dock-high loading door. Located just one mile from the Miller Road interchange at I-77, the Property offers excellent freeway access and is situated in close proximity to the new Valor Acres mixed-use development.

PROPERTY HIGHLIGHTS

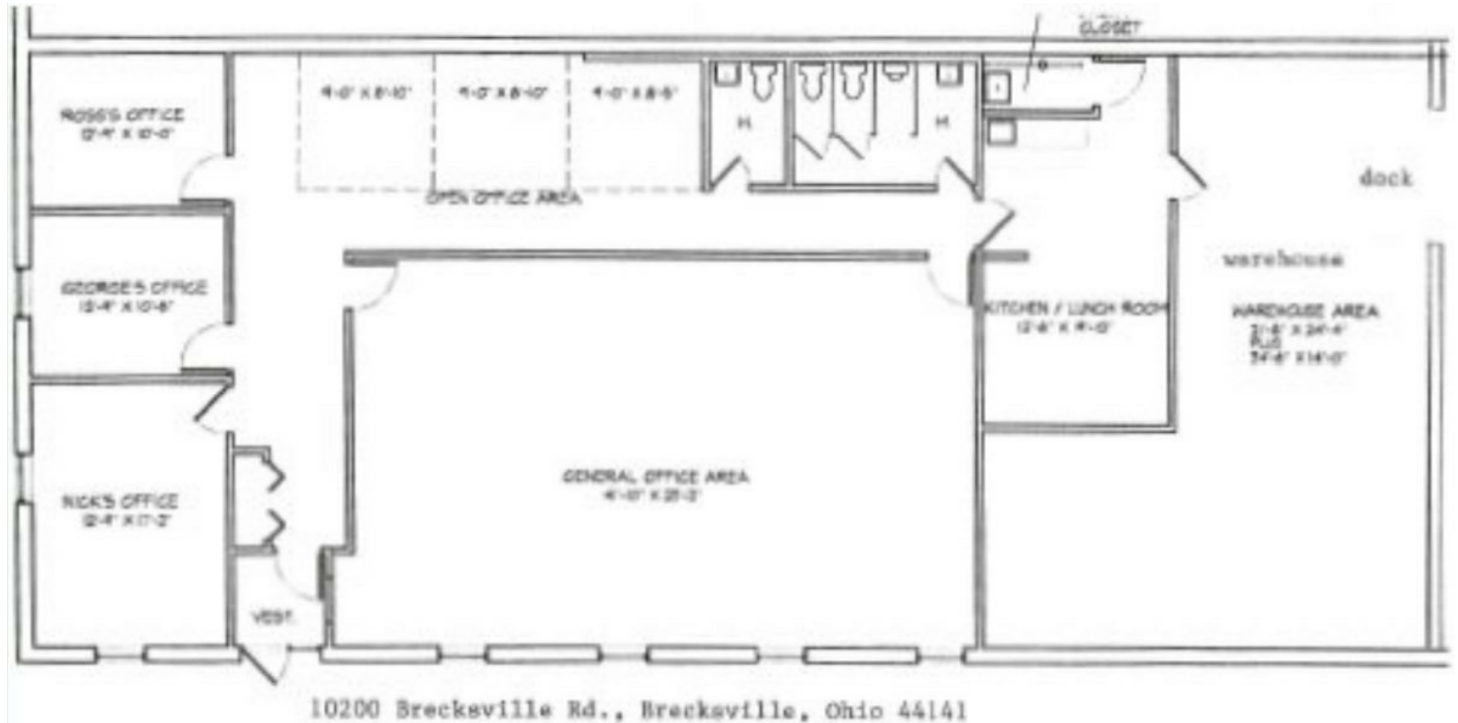
- Masonry construction
- Ample on-site parking
- Excellent highway accessibility
- Wet sprinkler system throughout
- Professionally managed property
- Conveniently located between Downtown Cleveland and Akron

Connor Krouse
ckrouse@lee-associates.com
D 216.282.0125

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.

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$10.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10200 Brecksville Road	Available	4,000 SF	Modified Gross	\$10.50 SF/yr	4,000 SF Total 2,700 SF of Office Space 1,300 SF of Warehouse Space with a Dock

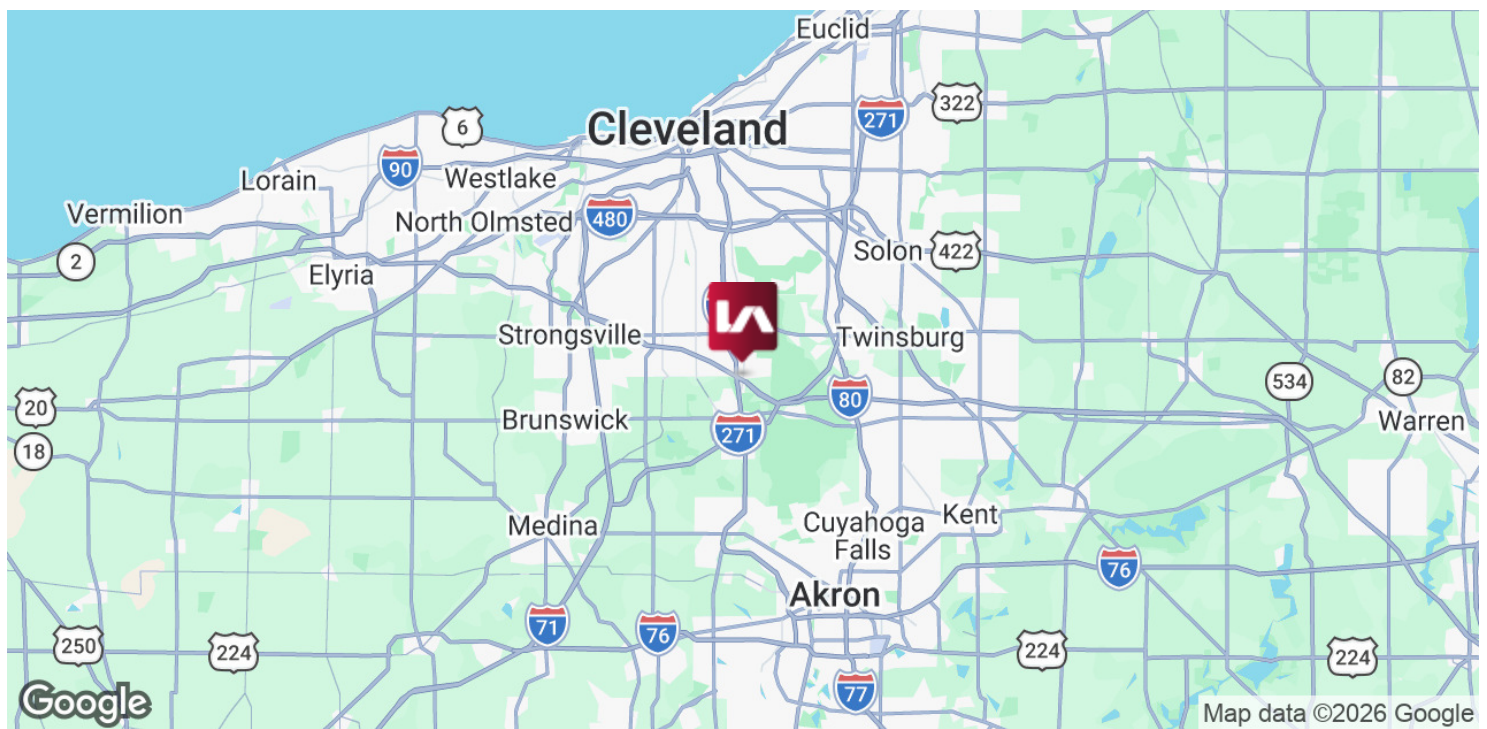
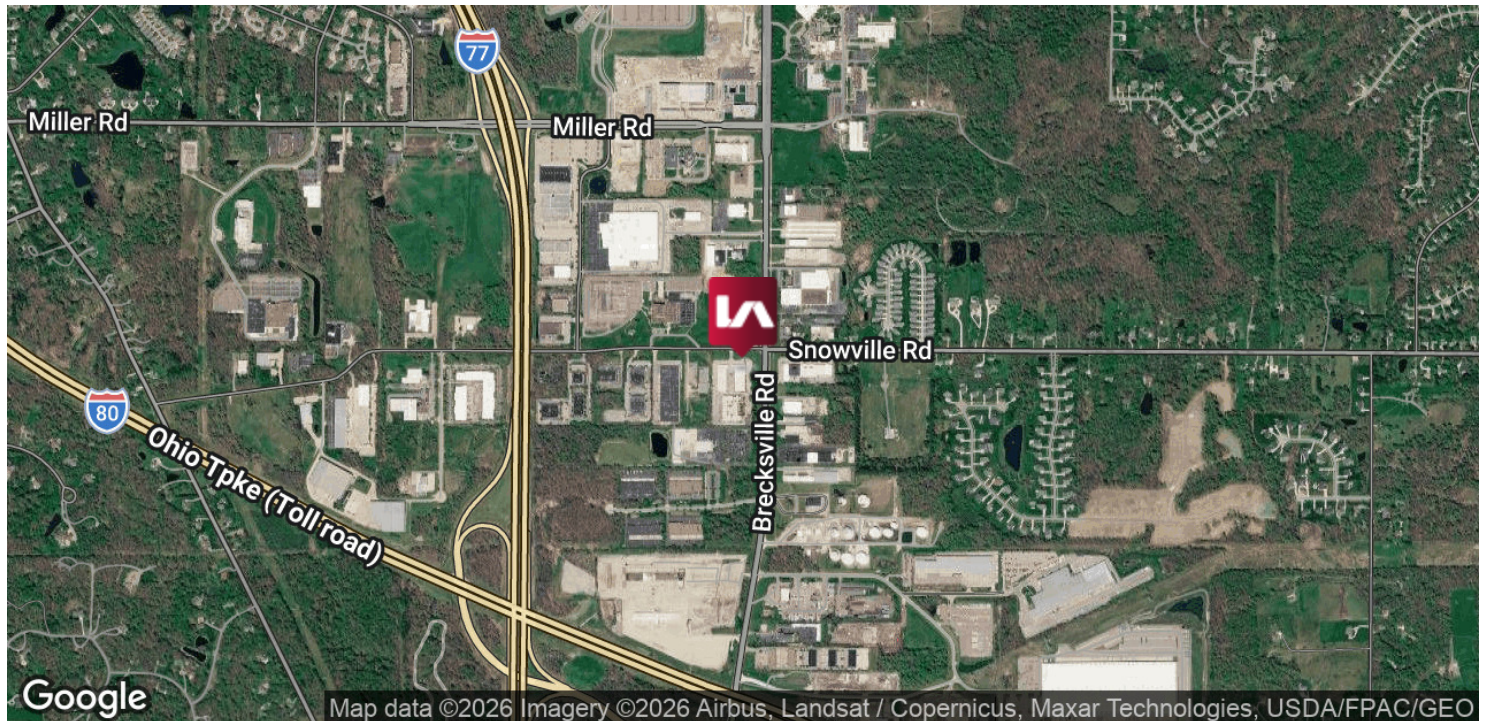
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE CLEVELAND



Connor Krouse
ckrouse@lee-associates.com
D 216.282.0125

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