

Industrial | For Lease or Sale

CBRE

Rare Offering - 89,628 SF

(Divisible to 27,550 SF)

Freestanding, Warehouse & Distribution Building

Professionally Managed by:



7640 Hub Parkway
Valley View, OH 44125

Central I-480 & I-77 Location in Valley View, OH Industrial Park (Hub Park)

**Building For Lease or Sale:
7640 Hub Pkwy**



**Click for
Virtual Tour**



Rare Offering - Freestanding, Whse, & Dist. Building

7640 Hub Parkway | Valley View, OH 44125

For Lease or Sale

Property Overview

- + +/-2,000 SF of Office Space
- + Loading: Nine (9) docks and One (1) drive in
- + Ceiling Clearance: 24 ft clear
- + Lighting: T-8 Fluorescent
- + Sprinkler: Ordinary hazard wet system
- + New Astec Roof installed (2018) with warranty
- + Ample Parking for Automobile, Van, and Truck/ Trailer Parking
- + Located in desirable business park (Hub Park) in pro business Village of Valley View
- + Interstate Access to I-77 (north and south) via East Pleasant Valley Exit 153
- + Clean, functional warehouse space

+Pricing and Terms:

Rental Rate: \$4.95 psf NNN (50% below new construction)

Landlord would install ESFR (6 - 8 month timeline for installation) for an additional \$0.50 - \$1.00 psf in Base Rent, depending upon final total cost (to be determined based upon the materials to be stored)

+ Operating Expenses: \$1.63 psf

+ Minimum Lease Term: 5 years

Sale Price: \$5,825,820/ \$65.00 psf

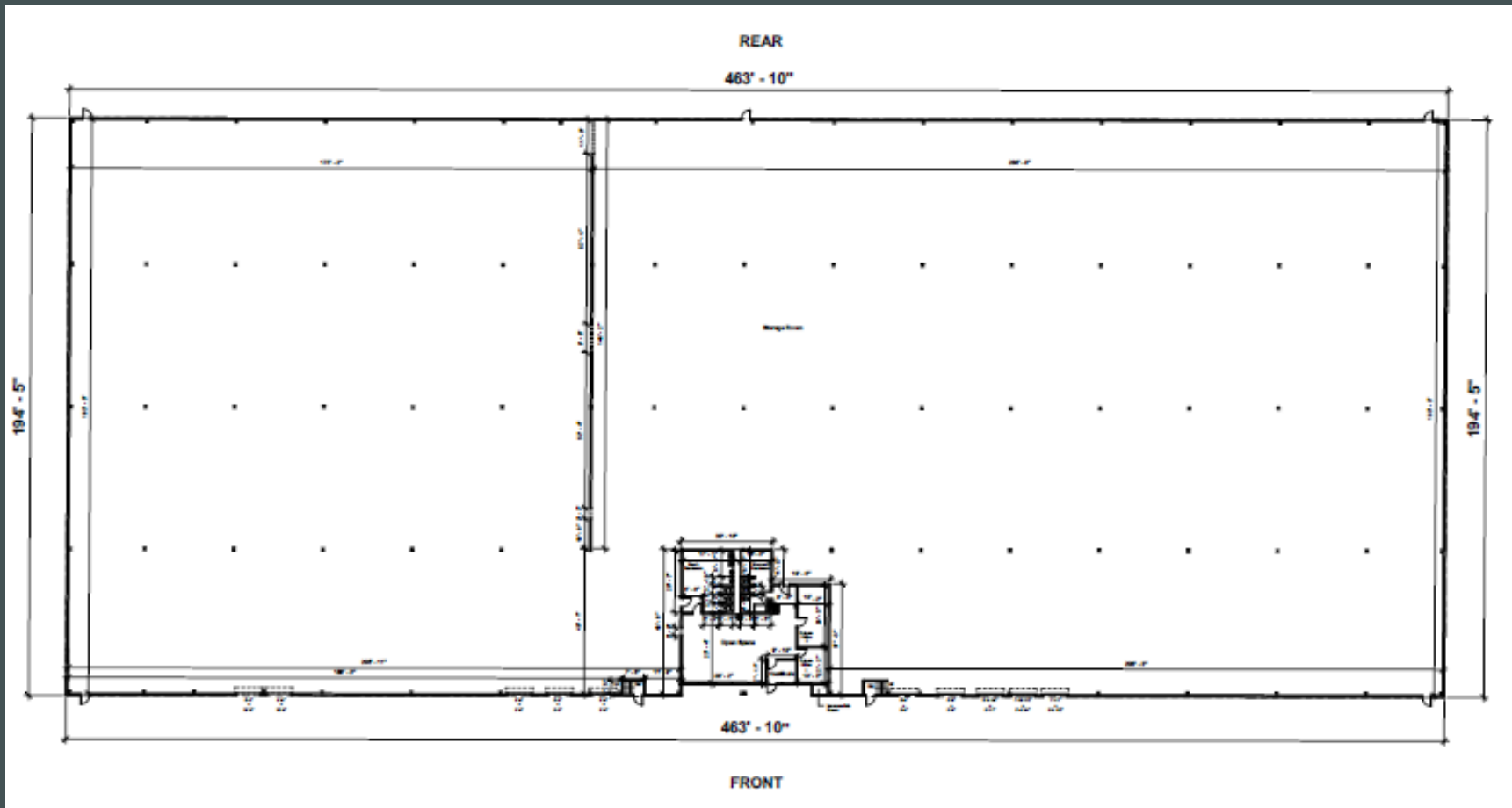
Additional Terms:

+ Lease with Option to Purchase may be available.

+ Seller Financing Available for Qualified Owner Occupiers.



Floor Plan

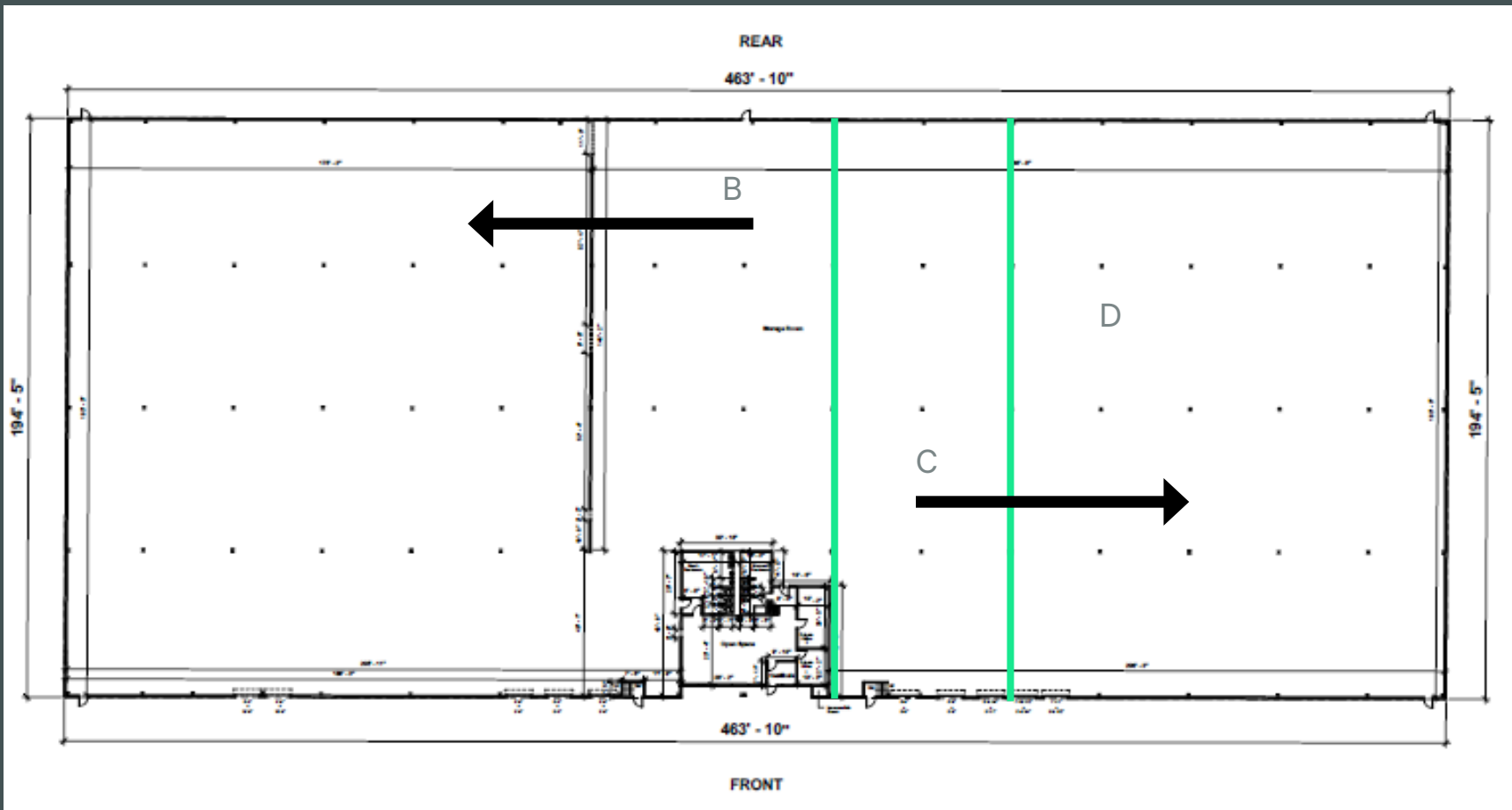


Building Divisible to following Configurations

7640 Hub Parkway | Valley View, OH 44125

- + A: 89,628 SF (Entire Building)
- + B: +/- 49,628 SF - 2,000 SF Office with 4 Docks /1 Drive in
- + C: +/- 40,000 SF - Office to Suit with 5 Docks
- + D: +/- 27,550 SF - Office to Suit with 2 Docks

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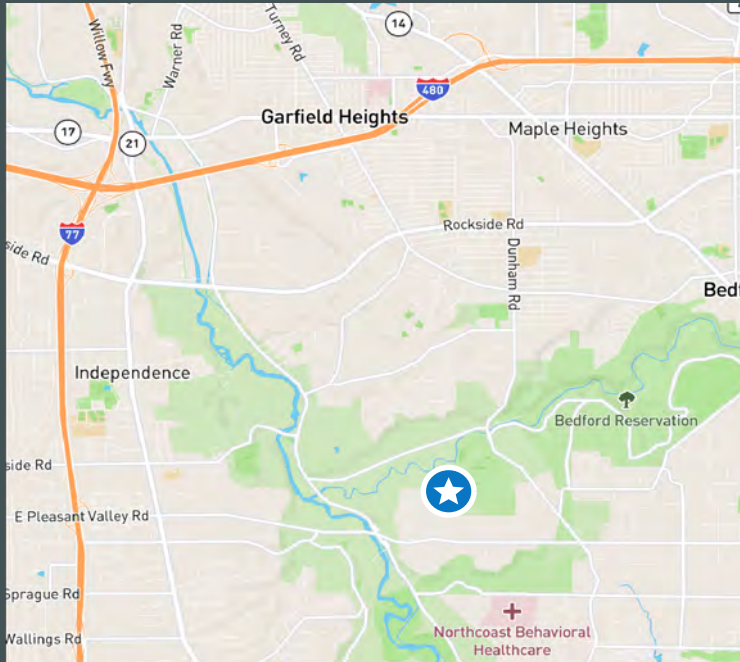
Site Plan



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Demographic Overview

5 Mile Radius



\$90,488

Avg. Household Income



77,810

Employees



127,281

Population



54,905

Households



\$223,721

Avg. Housing Value



45.7

Median Age

Contact Us

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