

# **Warehouse Space**

222 Depot St., Unit #208, Berea, OH 44017  
60ft Wide x 54ft Deep = 3,240 Total SF Space  
13 Ft Minimum Clear Height

## **Features:**

Masonry Exterior Construction  
Clear Span Steel Roof Construction  
5" Sealed Concrete Floor  
One Hour Rated Dividing Walls to Roof Deck  
Individual Tenant Internet, Gas, Electric Meters.  
100,000 BTUH Ceiling Hung Gas Fired Heater.  
¾" Water Stub to each Tenant.  
100Amp 120/208V, 3Phase, 4 Wire Electric Panel at each Tenant space.  
Exit and Emergency Lighting per Code  
Snowplow & landscaping service included.  
1-Unisex Lavatory  
1-3ft x 7ft Glass Main entry door  
1-3ft x 7ft Steel Exterior Rear Door.  
1-12ft x 12ft Insulated Steel Overhead Door  
Hot Water Tank  
**No CAM Fees**

## **Parking Spaces:**

Includes 6 Dedicated parking spots in front of Unit #208.  
Several additional parking spaces are available in the shared parking lot adjacent to the #222 unit if needed.