

9941 York Theta Dr

9941 York Theta Dr, North Royalton, OH 44133

RUSSELL Presented by
REAL ESTATE SERVICES Russell Real Estate Services



Price: \$12.00 /SF/YR

FOR LEASE: Fully Renovated 7,000 SF
Freestanding Industrial Building with Office & Yard

Opportunity to lease a newly renovated 7,000 SF industrial property combining functionality with strong curb appeal. The $\pm 5,000$ SF warehouse features climate controlled space, 14 foot clear ceilings in the center and 13 feet at the sides, bright LED lighting, and durable epoxy floors. The building offers a rear overhead door (11' x 10'), a front drive in door (10' x 10'), and a dock high loading door for efficient operations.

The $\pm 2,000$ SF office area is fully updated with a bright reception area, multiple private offices, and separate men's and women's restrooms. Outside, a rare $\pm 100' \times 50'$ fenced and fully lit yard is complemented by paved front parking for employees and clients.

Freestanding, move in ready buildings of this quality are hard to find. Ideal for a wide range of users. Flexible terms available. Contact for details or to schedule a tour.

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NEW 100' x 50' rear paved lot
NEW 11' x 10' rear overhead door, dock-high door, & 10' x 10' drive-in door
Convenient access to I-77 and the Ohio Turnpike



Jesse Howells

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(216) 513-4309

Russell Real Estate Services

12190 Pearl Rd
Strongsville, OH 44136

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Listing space

1st Floor

Space Available	7,060 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Lease
Space Use	Industrial
Lease Term	Negotiable

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Property Photos



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Property Photos



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Location

