

**12200
ALAMEDA
DRIVE**
STRONGSVILLE, OH

FOR LEASE

±86,371 SQUARE FEET

DISTRIBUTION & LIGHT MANUFACTURING



HIGHLIGHTS

- 86,371 SF distribution and light manufacturing building situated on 5.30 acres
 - 78,625 SF warehouse space
 - 7,746 SF office space
- 2 drive-ins: (8' x 10')
- 11 docks: 10 (9' x 12') with mechanical levelers and dock locks; 1 (12' x 12')
- 20' clearance height
- 30' x 40' column spacing
- 480 volt/3-phase/1200 amp power
- HVAC: unit heaters (warehouse); combination forced air/package units (office)
- 100% wet sprinklered
- T8 lighting with motion sensors
- Additional features include cafeteria, training room, compressed air lines throughout warehouse and shop locker rooms
- Available April 2023
- Easy access to Route 82 (Royalton Rd.), I-71 and I-80 (Ohio Turnpike)

LEASE RATE: \$5.00/SF NNN

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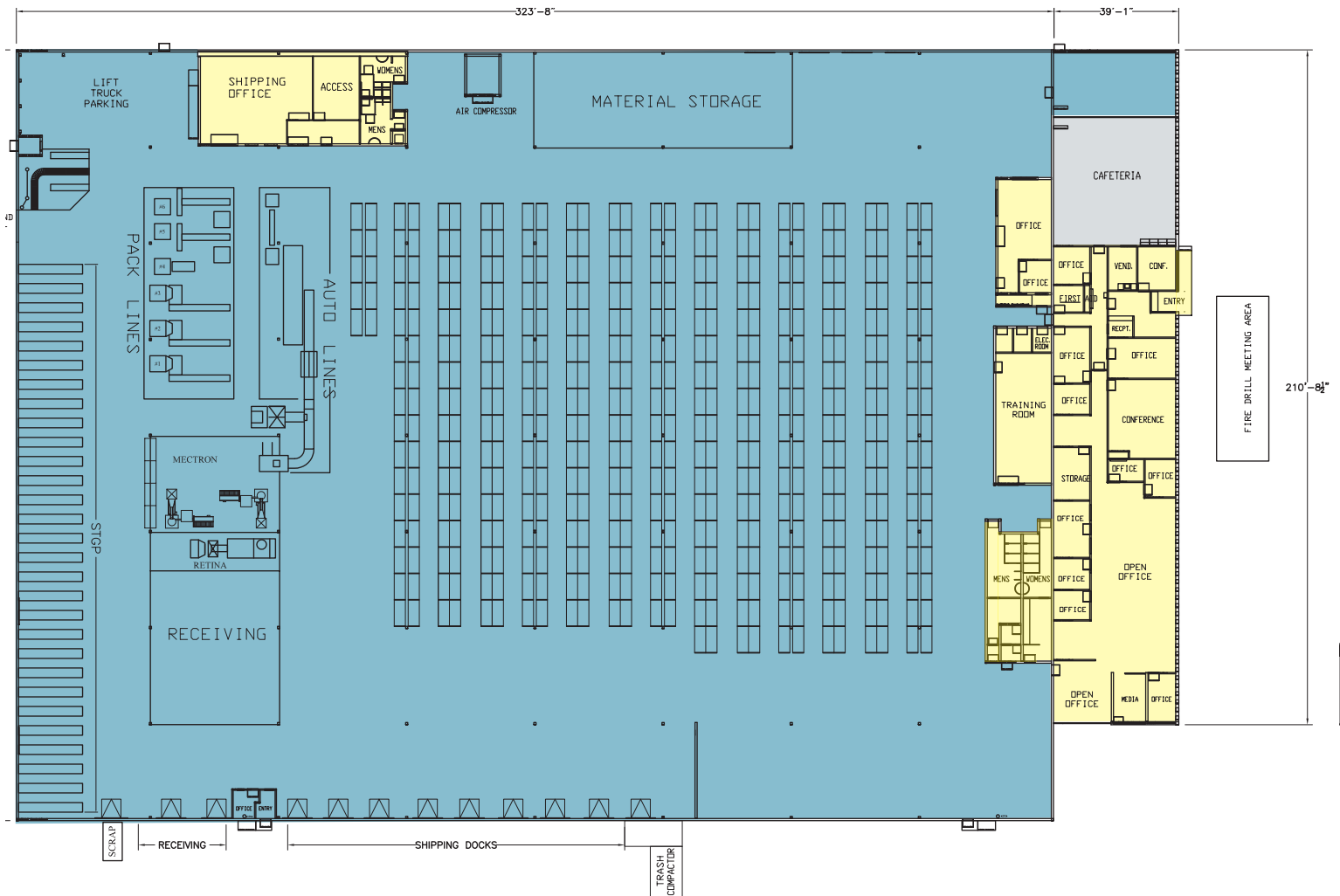
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Floor Plan



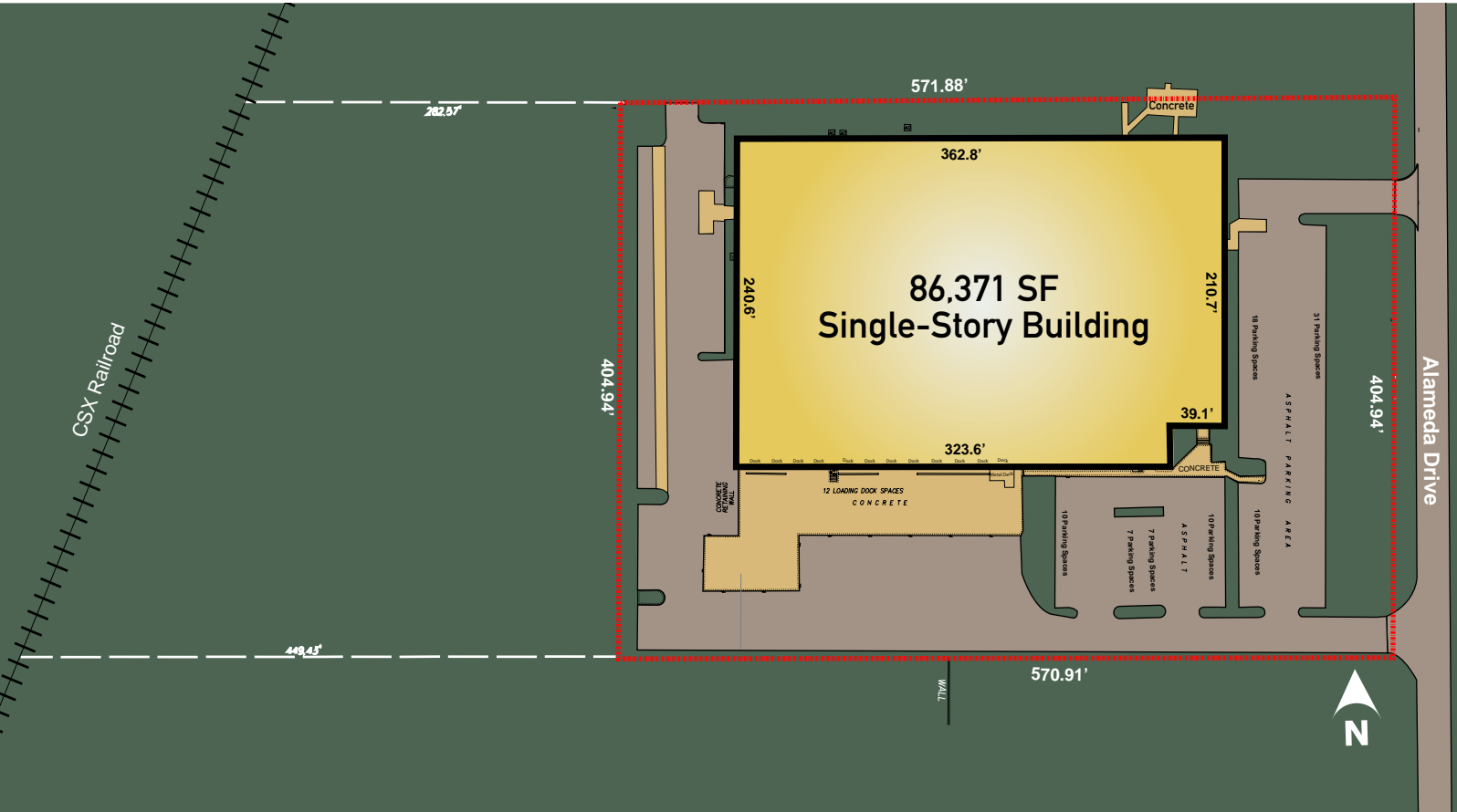
AVAILABLE SPACE

-  +/- 78,625 SF Warehouse Space
-  +/- 7,746 SF Office Space

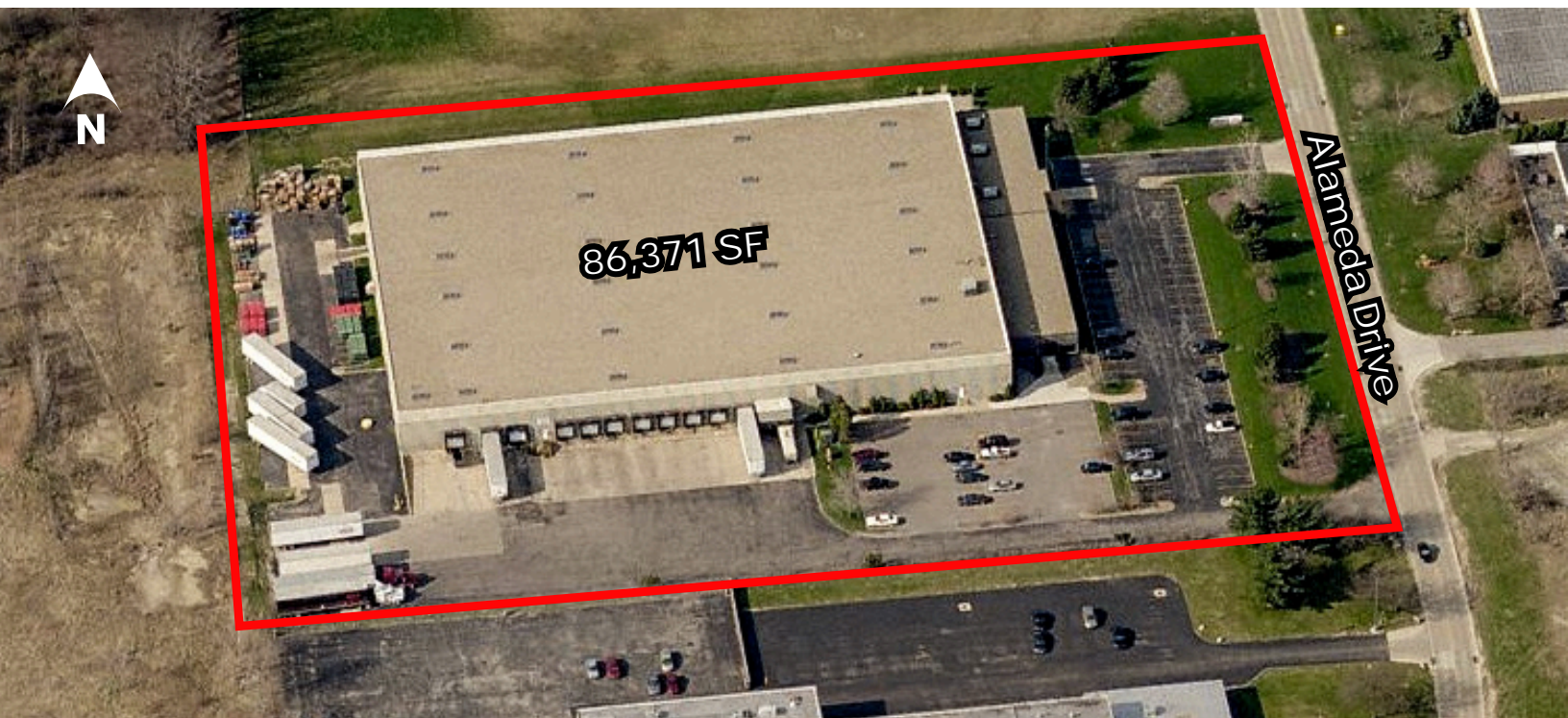


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Site Plan

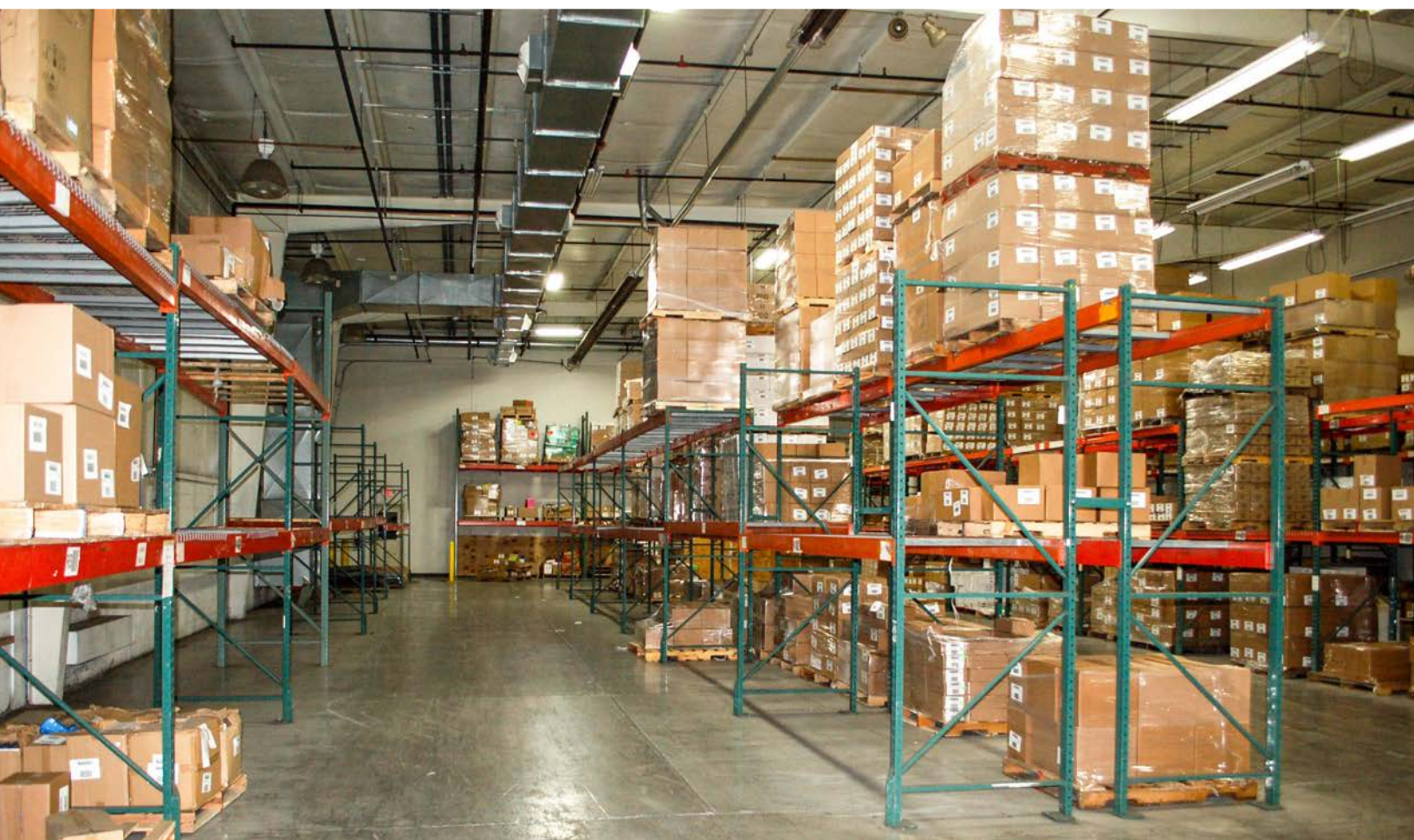


Building Aerial



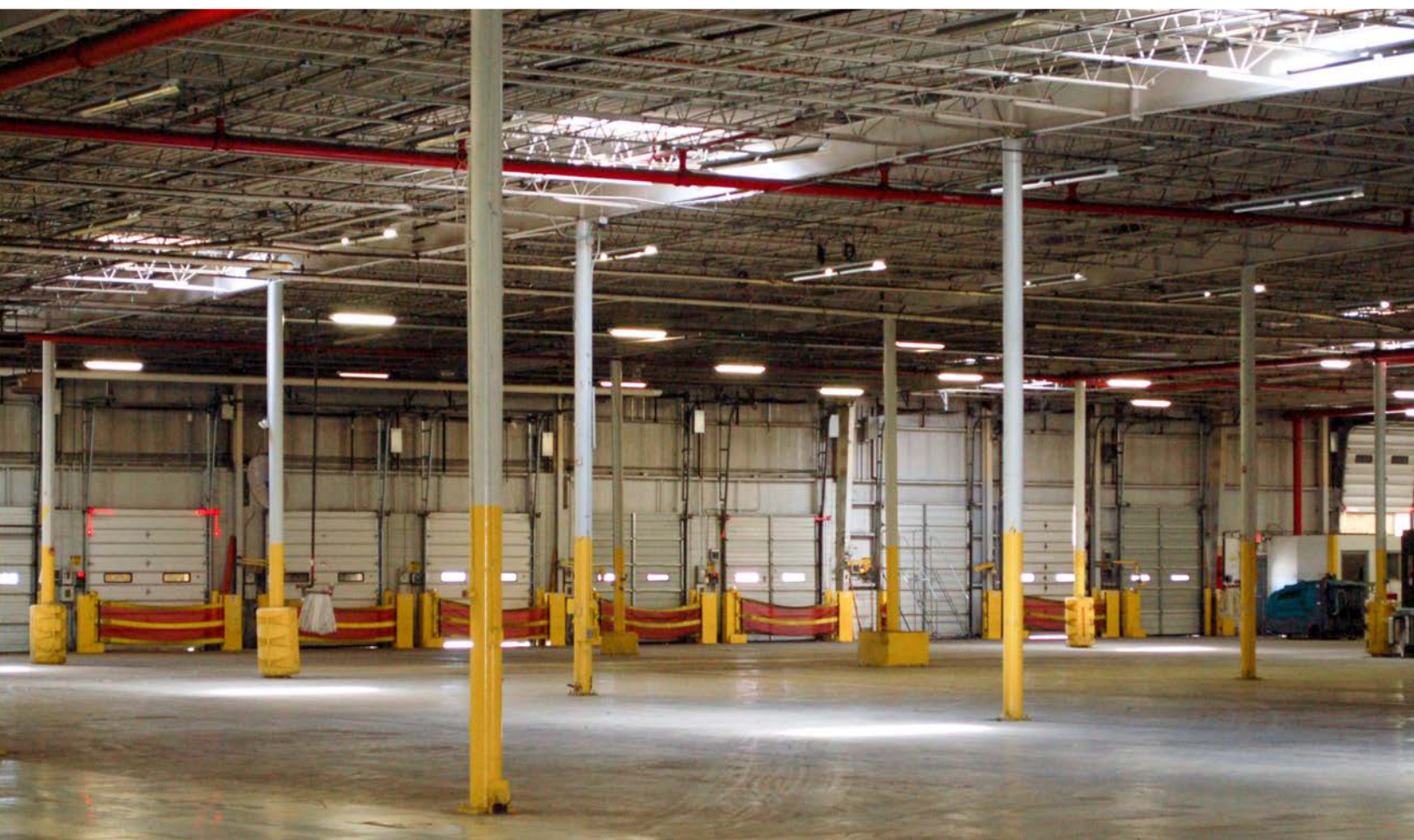
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Warehouse Photos



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Warehouse Photos



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Office Photos



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Exterior Photos



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Location Maps



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