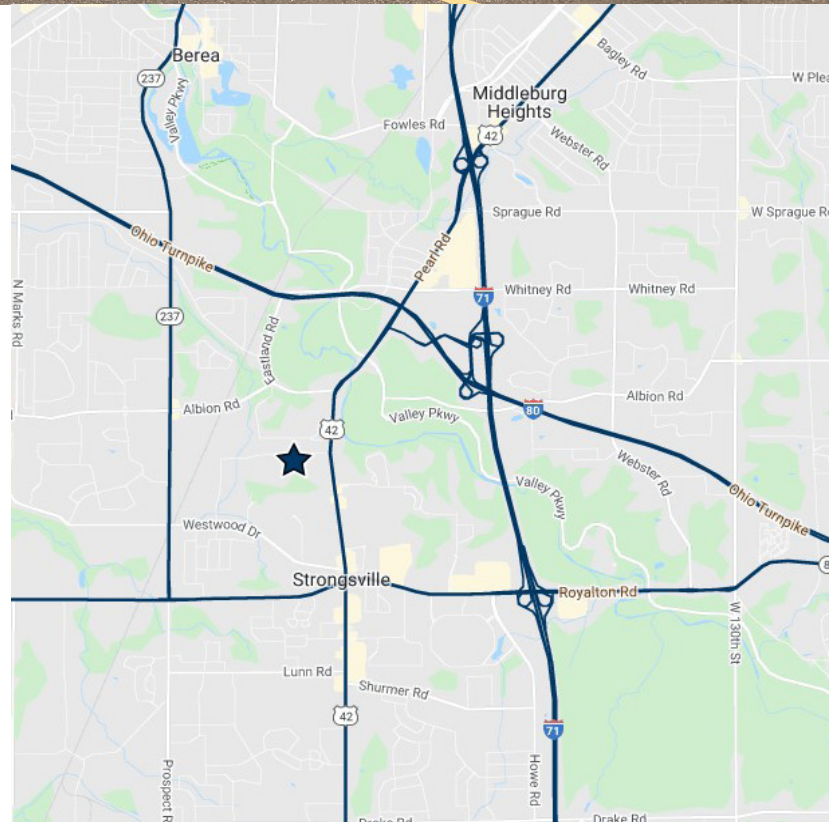


3,200 SF INDUSTRIAL

PROPERTY SPECIFICATIONS

| | |
|-------------------|--------------------|
| TOTAL SF | 3,200 SF |
| OFFICE SF | 850 SF |
| INDUSTRIAL SF | 2,350 SF |
| CONSTRUCTION | Masonry |
| CEILING HEIGHT | 14' |
| DOCK | One (1) |
| DRIVE-IN DOOR | One (1) |
| LIGHTING | Fluorescent |
| HEAT | Overhead Gas Unit |
| AIR-CONDITIONING | Office & Warehouse |
| POWER | 200A / 240V / 3P |
| PARKING | Ample |
| ASKING LEASE RATE | \$7.25/SF GROSS |



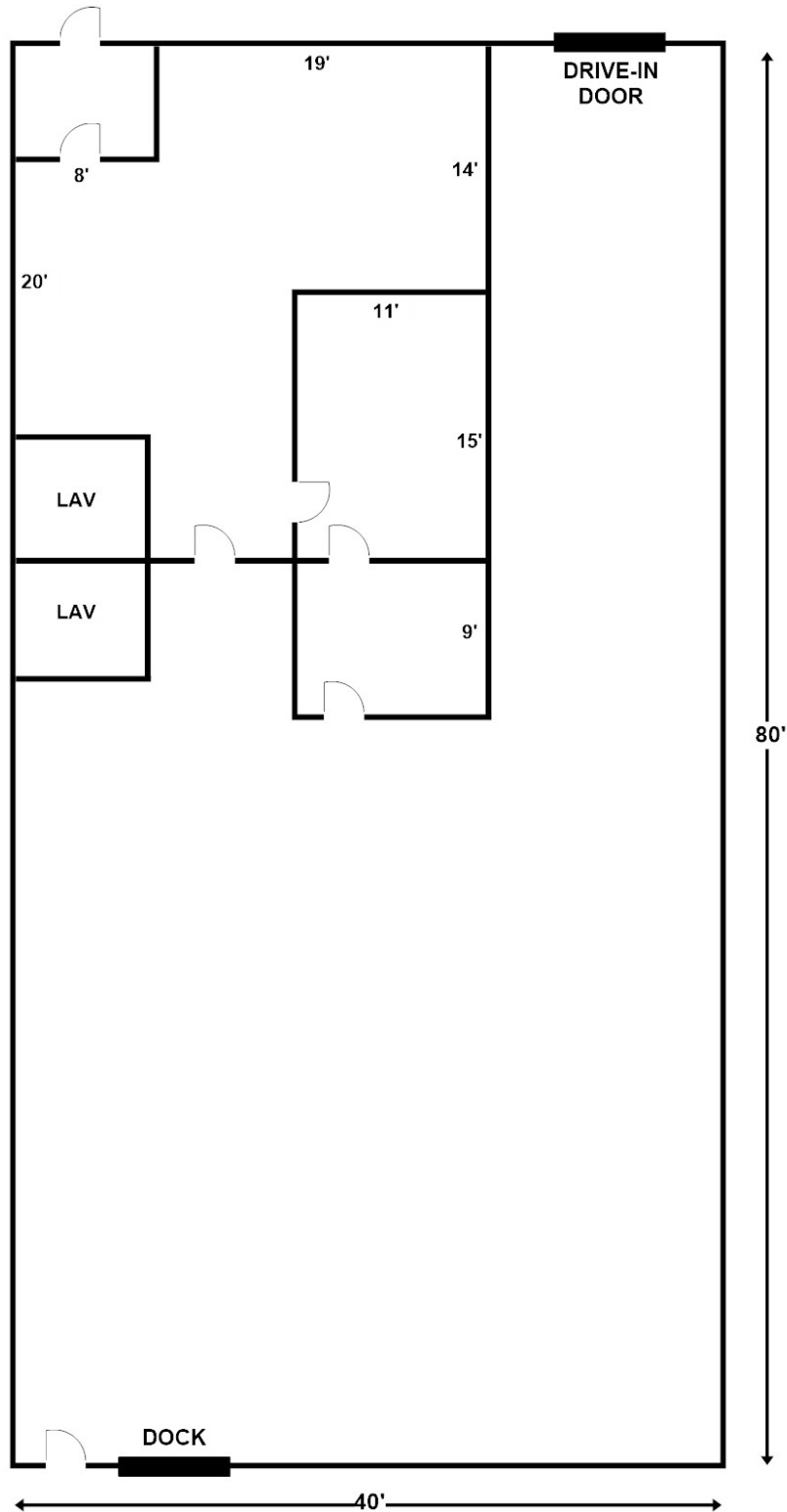


19577 PROGRESS DRIVE
STRONGSVILLE, OHIO 44136

FOR LEASE



FRED CHRISTIE / Principal / fchristie@crescorealestate.com / +1 216 525 1468



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FOR LEASE



BUILDING

Construction Status: Existing
Primary Use: MU
Floors: One (1)
Multi-Tenant: Multi-tenant
Year Built: 1970
of Buildings: One (1)
Construction Type: Masonry
Roof Type: Flat
Deck Type: Metal
Floor Type: Concrete
Lighting Type: Fluorescent
Sprinkler: None
Heat: Overhead gas
Air Conditioning: Office
Ceiling Height: 14'

UTILITIES

Water: City
Sewer: City
Power: 240 v 400 a 3 p

SITE

Land SF: 54,450 SF
Acre(s): 1.25 acres
Zoning: Industrial

LOCATION

County: Cuyahoga
Available SF: 3,200 SF
Building SF: 17,660 SF
Warehouse SF: 2,350 SF
Office SF: 850 SF

GENERAL LISTING/TRANSACTION INFORMATION

Asking Rate: \$7.25/SF GROSS
Transaction Type: Lease
Vacancy Type: Direct

LOADING & DOORS

Ext. Docks: One (1)
GL/DID: One (1)

COMMENTS

Nice fully air-conditioned unit located in Southwest suburb of Cleveland. 850 SF of office and 2,350 SF of warehouse with one (1) dock and one (1) drive-in door. Easy access to I-77.

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