

22555

Ascoa Ct, Strongsville, OH

For Sale

Tim Breckner, SIOR

Senior Vice President

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Conor Toomey

Senior Associate

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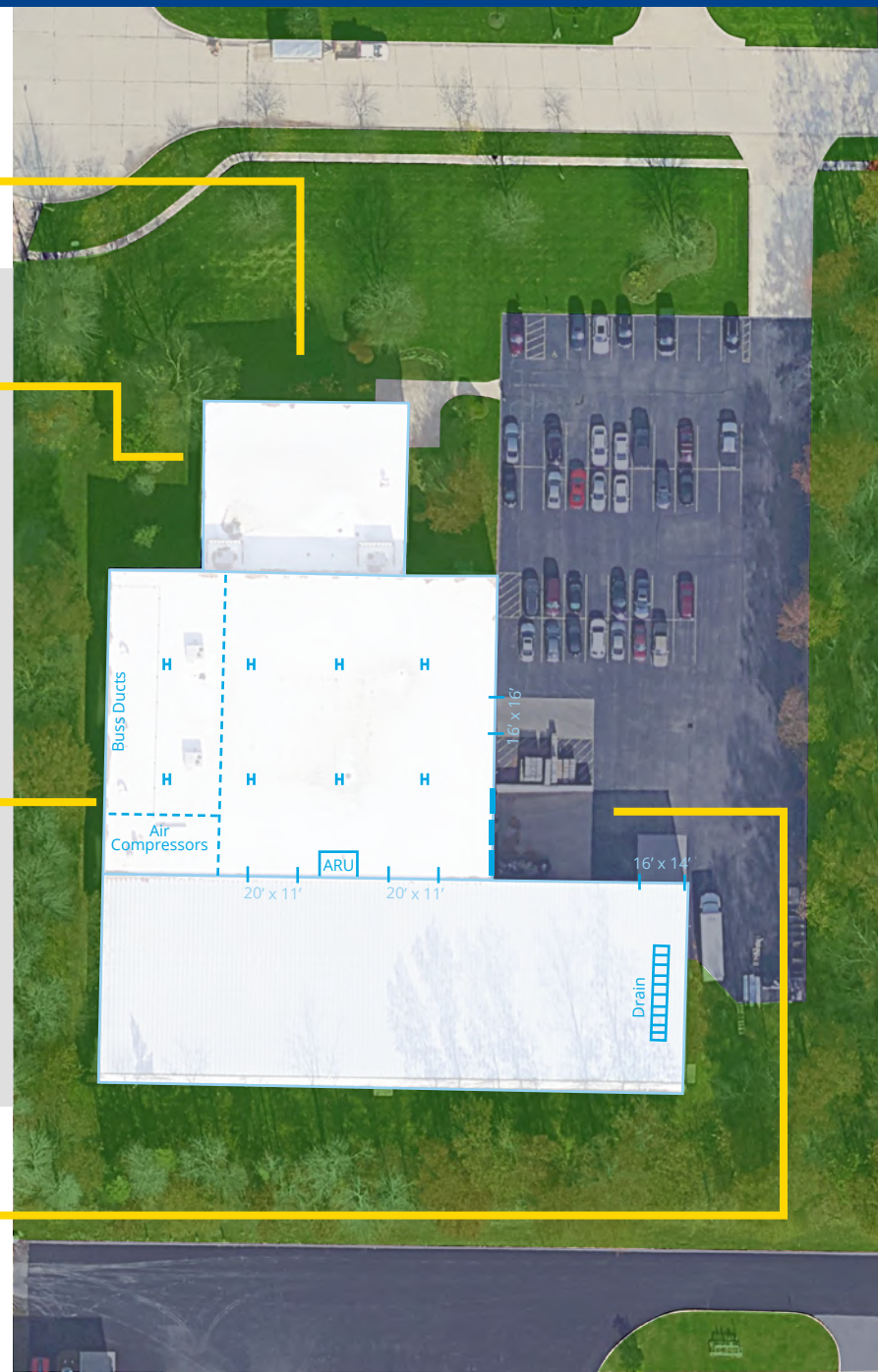
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Property Details

High-Image
Industrial Building

Building SF	45,320 SF
Office SF	6,120 SF
Warehouse SF	39,200 SF
Lot Size	3.19 AC
Year Built (Expanded)	1994 (2015)
Clear Height	18'(42%) – 21'(44%)
Dock Doors	3
Drive-ins	2
Office HVAC	Yes
Warehouse Heat	ARU/Radiant
Sprinkler System	Wet
Power	1600 Amps, 3P 480V

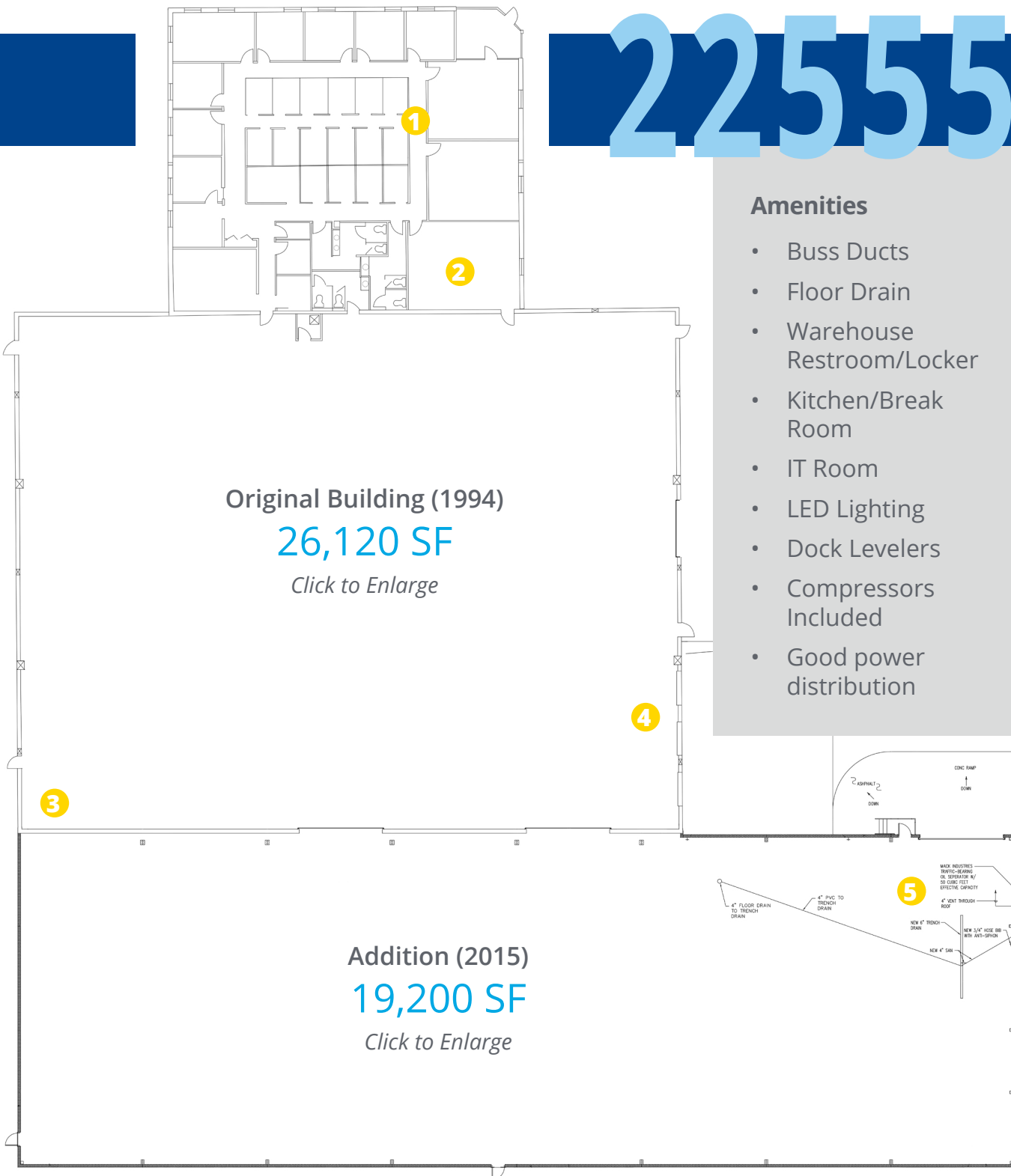
45,320 SF Building
6,120 SF Office Space
40' x 31' Column Spacing
Climate Controlled
3 Dock Doors
2 Drive-In Doors


Asking Price: \$85/SF (\$3,852,200.00)

Availability: Immediate

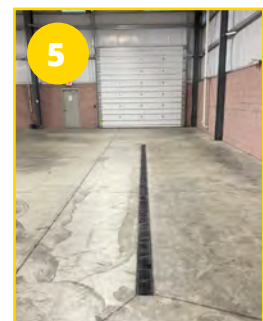
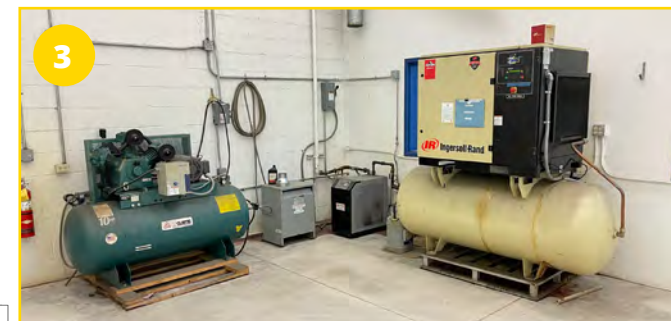
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Property Highlights



Amenities

- Buss Ducts
- Floor Drain
- Warehouse Restroom/Locker
- Kitchen/Break Room
- IT Room
- LED Lighting
- Dock Levelers
- Compressors Included
- Good power distribution



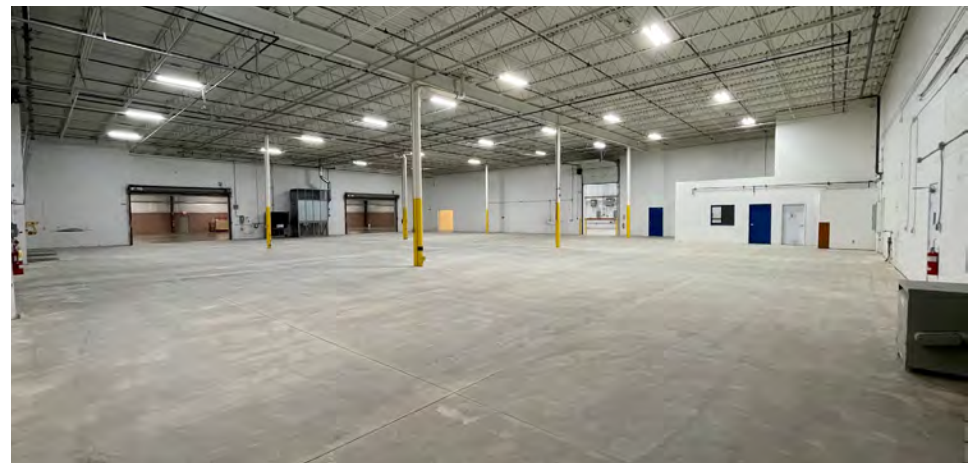
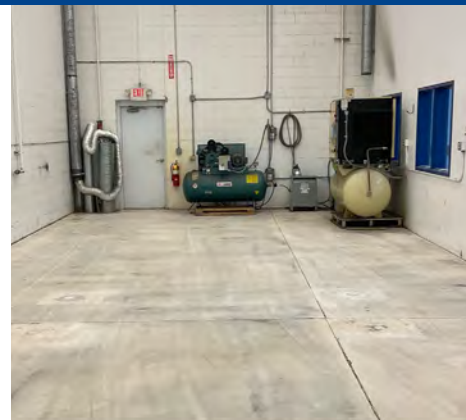
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Exterior Photos



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Interior Photos



Cleveland	22.4 Miles
Akron	38.6 Miles
Youngstown	74.3 Miles
Toledo	105 Miles
Columbus	128 Miles
Cincinnati	234 Miles

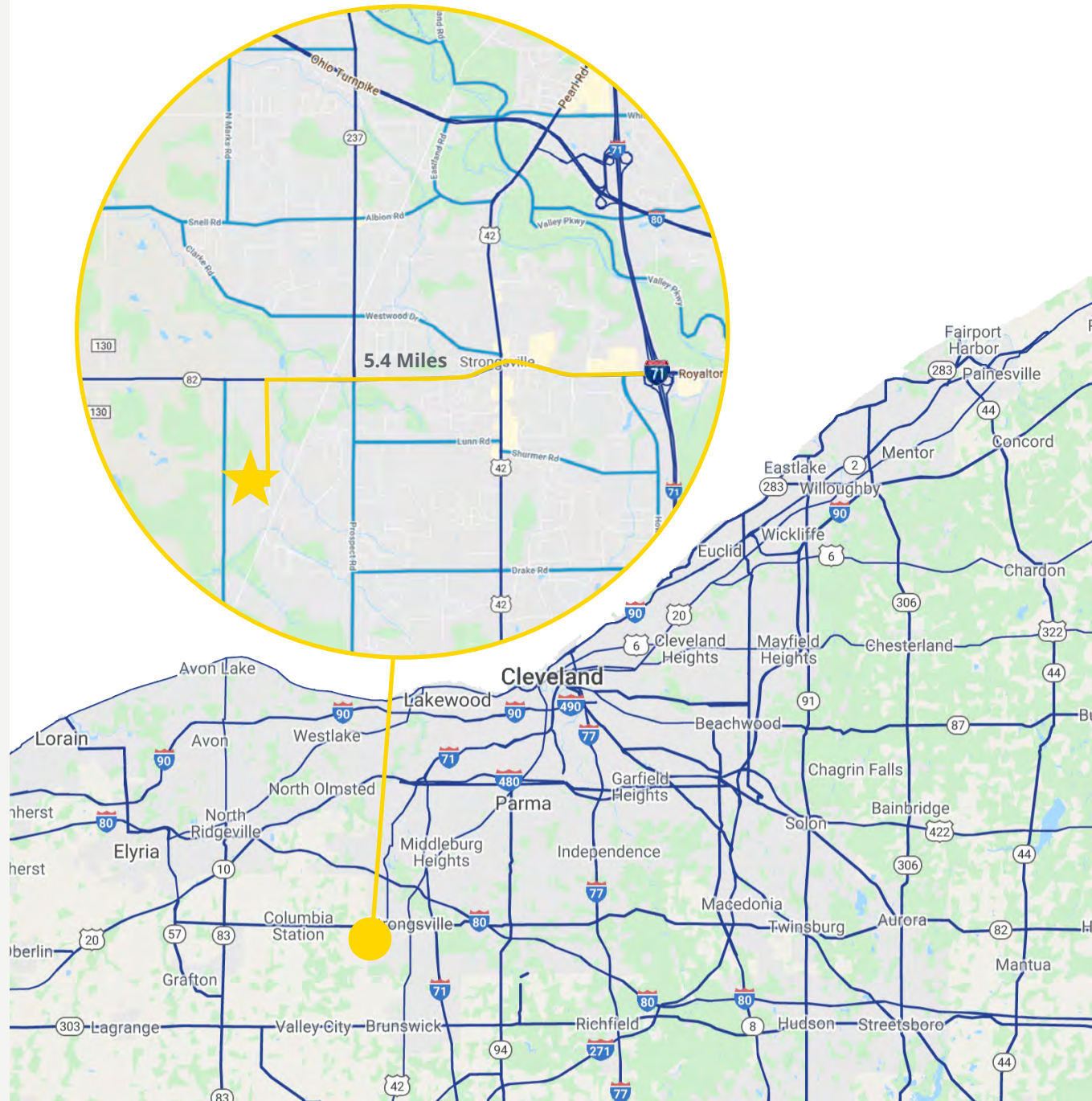
Cleveland	22.4 Miles
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Cincinnati	234 Miles

Cleveland Hopkins	9.2 Miles
Burke Lakefront	25.9 Miles
Akron Canton	51.8 Miles

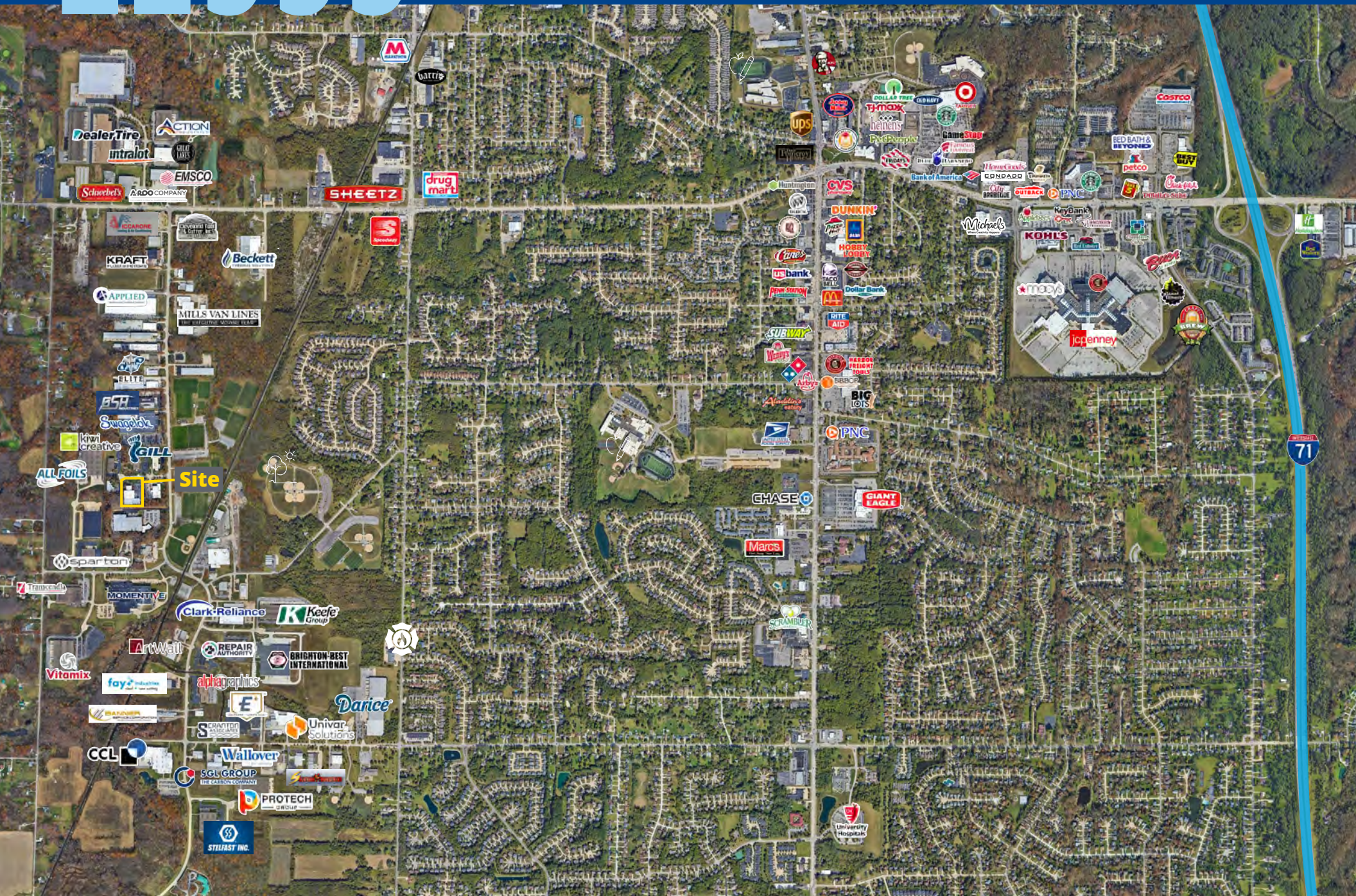
Cleveland Hopkins	9.2 Miles
Burke Lakefront	25.9 Miles
Akron Canton	51.8 Miles

State Route 82	0.9 Miles
State Route 237	1.6 Miles
Highway 42	2.8 Miles
Interstate 71	5.4 Miles
Interstate 80	7.6 Miles
Interstate 480	11.6 Miles

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State Route 237	1.6 Miles
Highway 42	2.8 Miles
Interstate 71	5.4 Miles
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Retail Map



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