

AVAILABLE FOR SALE

TWO OFFICE/FLEX BUILDING PORTFOLIO 32,737 SQUARE FEET TOTAL

21337 & 21339 DRAKE ROAD, STRONGSVILLE, OHIO

21337 DRAKE ROAD, STRONGSVILLE, OHIO



- 1-story 17,865 square foot office/flex building
- 2 drive-in doors (10' wide x 12' tall); 3 docks
- 16' clearance height
- 50 parking spaces
- Furniture is negotiable
- Built in 1988
- Available September 2019

ASKING PRICE: \$1,340,000 (\$75/SF)

21339 DRAKE ROAD, STRONGSVILLE, OHIO



- 1-story 14,872 square foot warehouse/flex building
- 3 drive-in doors (8' wide x 10' tall); 3 docks
- 16' clearance height
- 50 parking spaces
- Built in 1989
- Available September 2019

ASKING PRICE: \$595,000 (\$40/SF)

Property Highlights:

- Two buildings totaling 32,737 square feet
- Zoning: C-Multi-tenant Warehouse
- Located in a vibrant, high-exposure industrial park in business-friendly Strongsville
- 22 minutes (8.9 miles) to Cleveland Hopkins International Airport
- Excellent location featuring easy access to I-71, I-80 (Ohio Turnpike) and State Route 82 (Royalton Rd.)

TOTAL PORTFOLIO PRICE: \$1,935,000 (\$59.11/SF BLENDED)

For more information, contact our licensed real estate salespersons:

Terry Coyne, SIOR, CCIM
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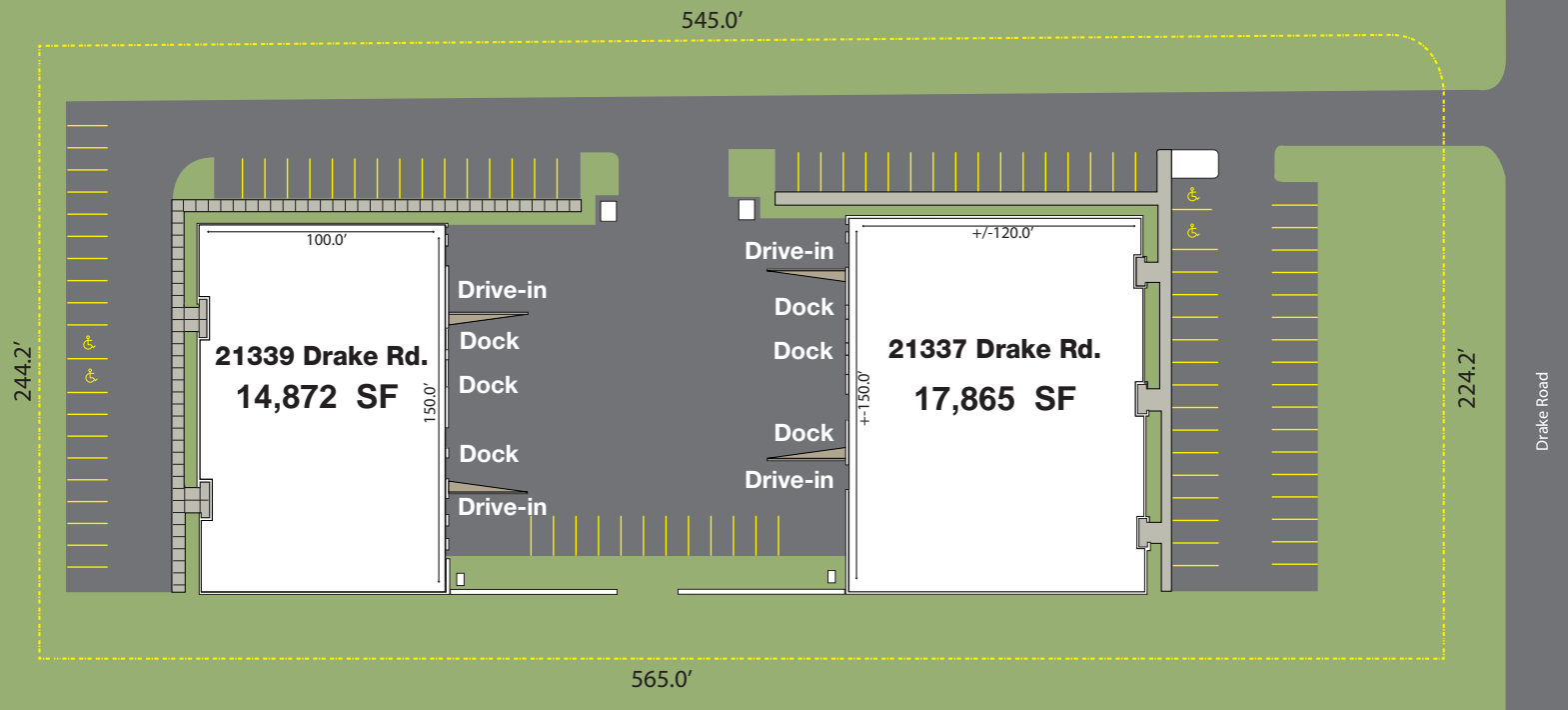
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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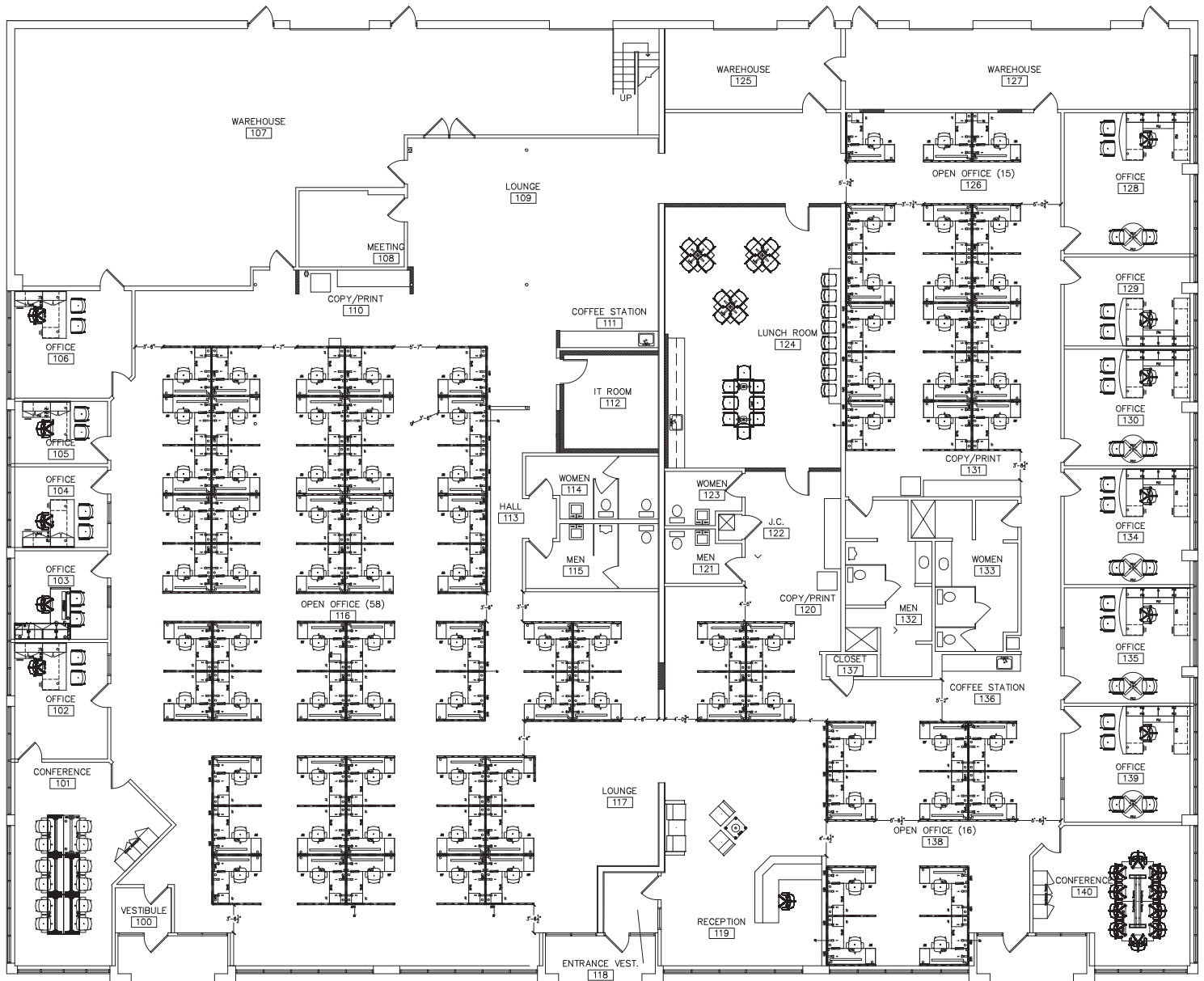
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21337 Drake Road Floor Plan with Furniture Layout

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21339 Drake Road Dock View



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