

AVAILABLE FOR SALE OR LEASE

X-CELL BUSINESS PARK

11873 UNIT B-7 & 11877 UNIT B-8 PROSPECT ROAD
STRONGSVILLE, OHIO 44149



CONTACT US

JAMES VANCO

Vice President
+1 216 363 6412
james.vanco@cbre.com

CBRE, INC.

950 Main Avenue
Suite 200
Cleveland, Ohio 44113

www.cbre.us/cleveland

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PROPERTY OVERVIEW

- + Unit 11873 Prospect B-7 - 2,205 SF, 1,725 warehouse and 480 office space
Unit 11873 Prospect B-8 - 2,205 SF, 1,755 warehouse and 450 office space
- + Lease rate - \$8.00/SF, Tenant pays separately metered utilities
- + Sale price - \$165,000 per unit or \$330,000 for both units
- + Split face block, no columns
- + Fully air-conditioned units
- + One drive-in door per unit, 10' wide by 12' high
- + 14' high ceilings
- + Electric - 240V 200AMP 3-Phase
- + PPN:
11873 Prospect B-7, 392-22-307
11873 Prospect B-8, 392-22-308



PROPERTY AERIAL



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PROPERTY PHOTOS



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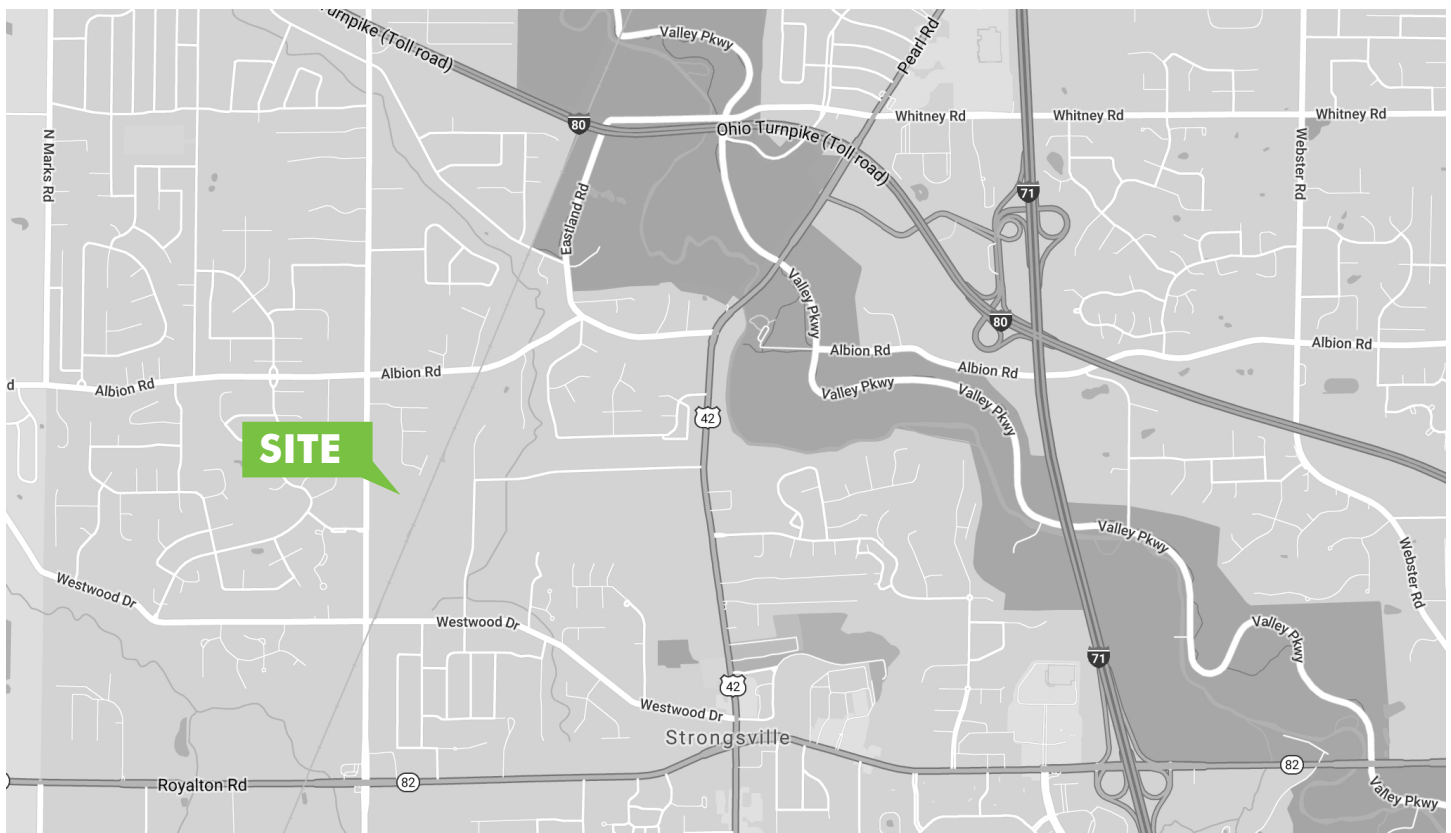


PROPERTY PHOTOS



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DEMOGRAPHIC OVERVIEW - 5 MILE RADIUS



\$112,091
AVERAGE HH
INCOME



5,993
POPULATION



\$246,369
AVERAGE HOUSING
VALUE



4,081
EMPLOYEES



2,462
HOUSEHOLDS



49.1
MEDIAN AGE



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