

FOR LEASE

**6650-6670 W. SNOWVILLE ROAD**

Brecksville, Ohio 44141



**CUSHMAN &  
WAKEFIELD**



**117,970 SF BUILDINGS**

UP TO 16,380 SF AVAILABLE

HIGH IMAGE CORPORATE PARK LIKE SETTING



# PROPERTY FEATURES



**117,970 SF**

TOTAL BUILDING SIZE

**10.45 acres**

LOT SIZE

## COMMENTS

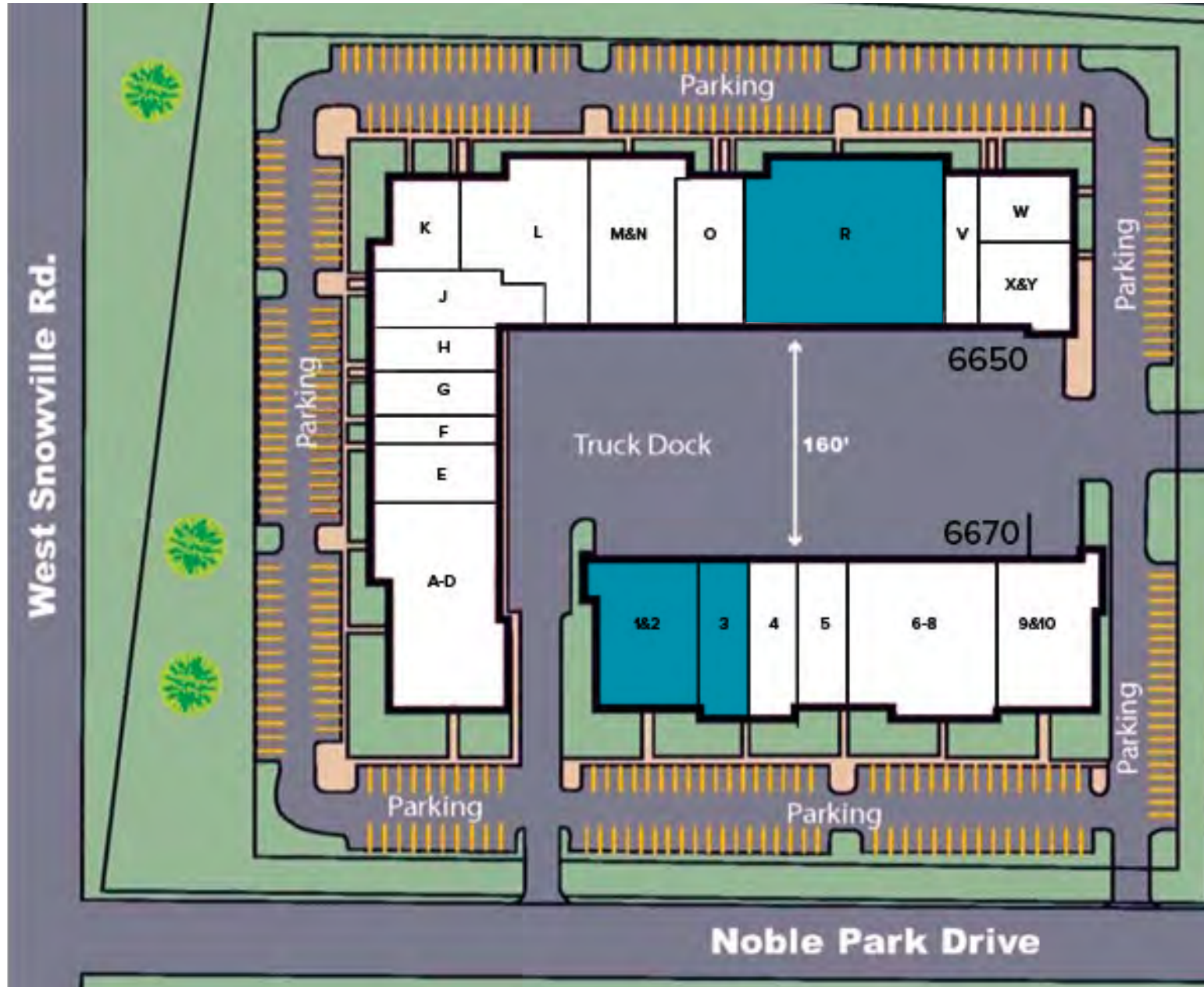
- High image corporate park like setting / campus
- Logistically and strategically located between Akron and Cleveland
- Just minutes off I-77 and I-80 (Ohio Turnpike)
- Join national and local tenants in this professionally managed corporate park
- Traffic count at I-77 is 52,500+ vehicles per day



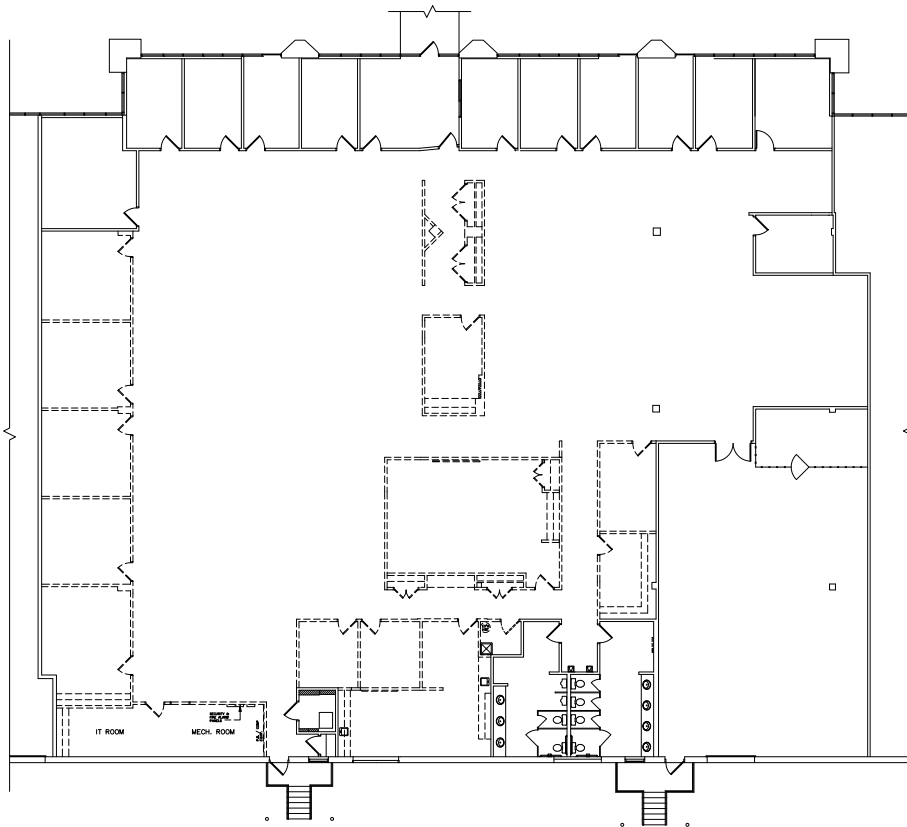
## PROPERTY SPECIFICATIONS

|                  |                               |
|------------------|-------------------------------|
| CONSTRUCTED      | 1989                          |
| REFURBISHED      | 2011                          |
| CEILING HEIGHT   | 14' (6650) / 20' (6670)       |
| SPRINKLER        | Yes                           |
| LIGHTING         | Fluorescent   T-8             |
| HEAT             | HVAC / radiant / unit heaters |
| DOCKS            | 15                            |
| DRIVE-IN DOORS   | 12                            |
| AIR-CONDITIONING | Abundant - 3+ per 1,000       |

# SITE PLAN

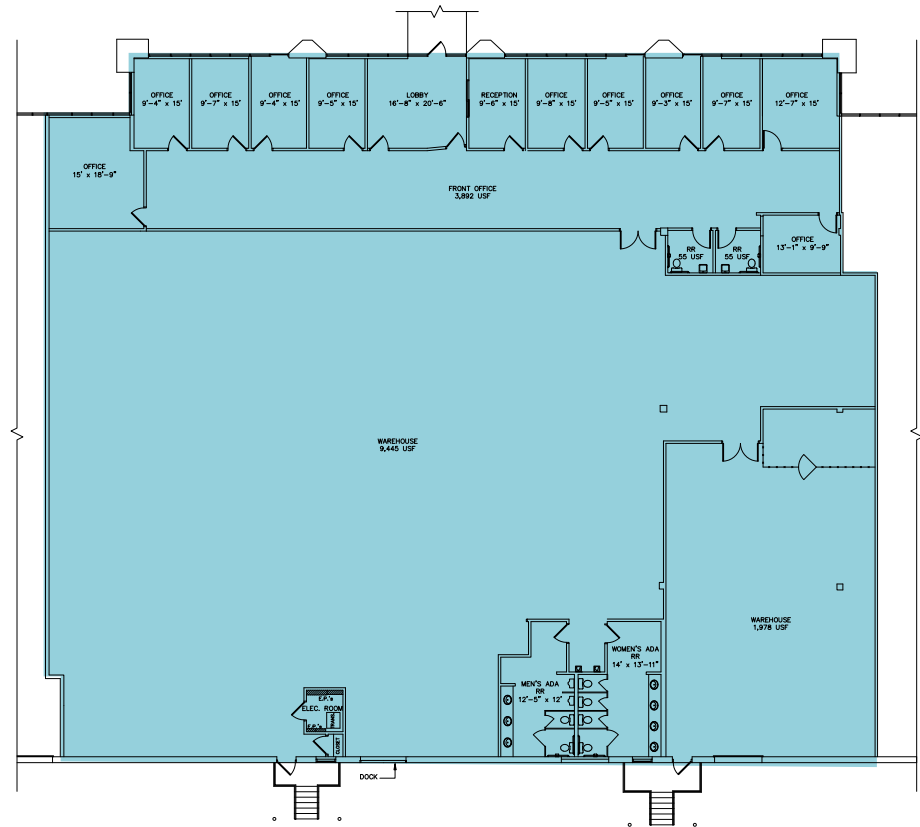


# FLOOR PLANS 6650



**SUITE R - CURRENT**

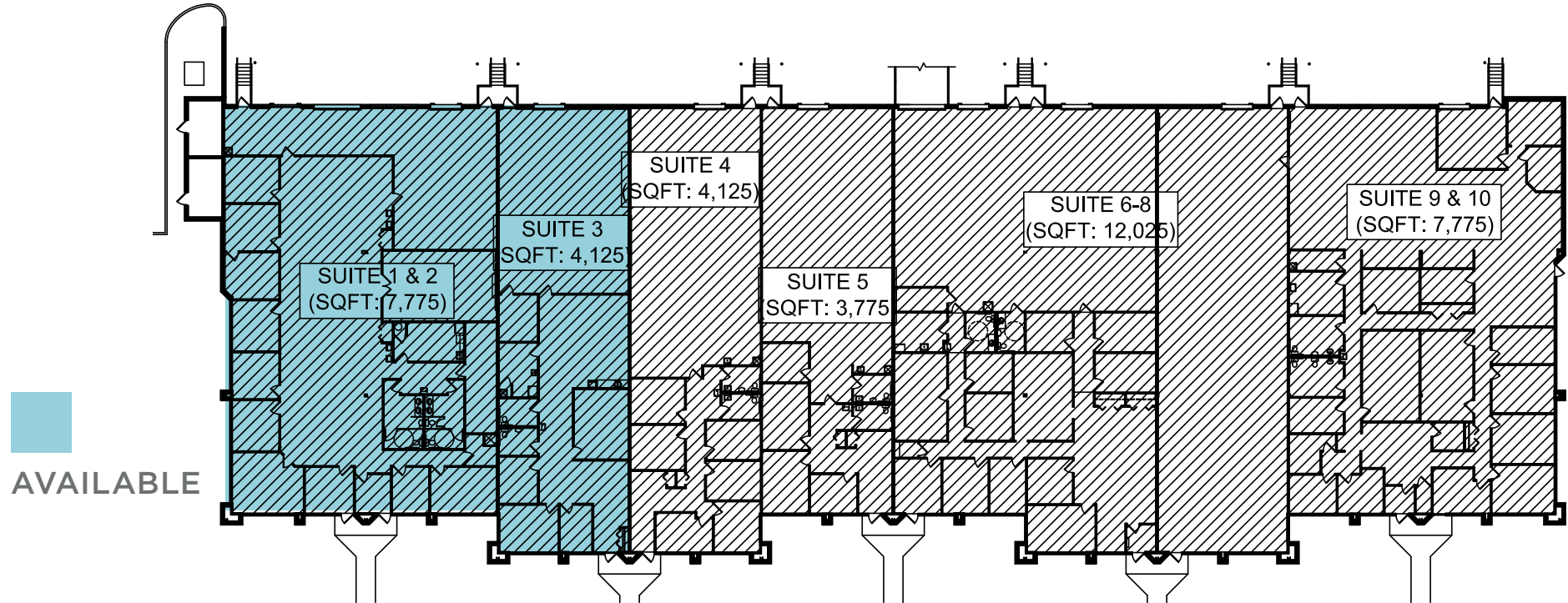
|  |  |  |
|--|--|--|
| <b>16,380 SF</b><br>TOTAL SPACE<br>AVAILABLE | <b>15,000 SF</b><br>EXISTING<br>OFFICE SPACE | <b>1,380 SF</b><br>EXISTING<br>INDUSTRIAL<br>SPACE |
| <b>ONE (1)</b><br>DOCK                       | <b>-0-</b><br>DRIVE-IN DOOR                  | <b>14'</b><br>CLEAR<br>CEILING HEIGHT              |



**SUITE R - PROPOSED**

|  |                                 |  |
|--|---------------------------------|--|
| <b>16,380 SF</b><br>TOTAL SPACE<br>AVAILABLE | <b>3,892 SF</b><br>OFFICE SPACE | <b>9,445 SF</b><br>INDUSTRIAL<br>SPACE |
| <b>TWO (2)</b><br>DOCK                       | <b>-0-</b><br>DRIVE-IN DOOR     | <b>14'</b><br>CLEAR<br>CEILING HEIGHT  |

# AVAILABILITY 6670



## CURRENT AVAILABILITY

### \*SUITE 1&2 - AVAILABLE 1/1/26

|   |   |  |
|---|---|--|
| <b>7,775 SF</b><br>TOTAL SPACE<br>AVAILABLE | <b>6,165 SF</b><br>EXISTING<br>OFFICE SPACE | <b>1,610 SF</b><br>EXISTING<br>INDUSTRIAL<br>SPACE |
| <b>ONE (1)</b><br>DOCK                      | <b>ONE (1)</b><br>DRIVE-IN<br>DOOR          | <b>20'</b><br>CLEAR<br>CEILING HEIGHT              |

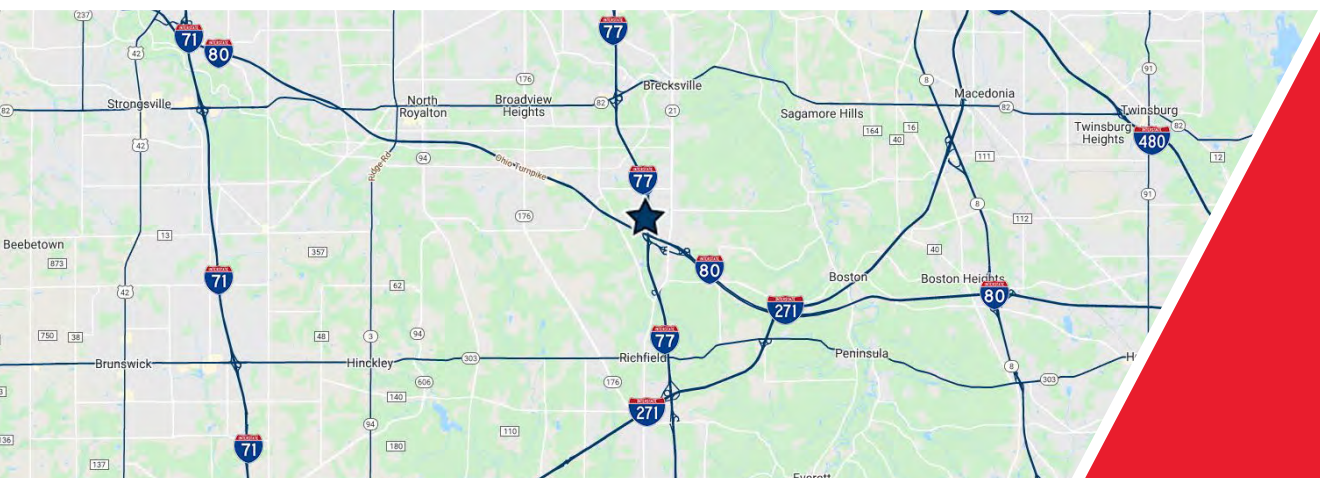
### \*SUITE 3 - AVAILABLE 8/1/25

|   |   |  |
|---|---|--|
| <b>4,125 SF</b><br>TOTAL SPACE<br>AVAILABLE | <b>3,000 SF</b><br>EXISTING<br>OFFICE SPACE | <b>1,125 SF</b><br>EXISTING<br>INDUSTRIAL<br>SPACE |
| <b>ONE (1)</b><br>DOCK                      | <b>-0-</b><br>DRIVE-IN<br>DOORS             | <b>20'</b><br>CLEAR<br>CEILING HEIGHT              |

\* SUITES ARE CONTIGUOUS



# PROPERTY AERIAL MAP



Just minutes off  
I-77 and I-80



**ROBERT WETZEL**

Vice President

+1 216 525 1486

rwetzel@crescorealestate.com

**AUSTIN WETZEL**

Associate

+1 216 525 1474

awetzel@crescorealestate.com

**RICO A. PIETRO, SIOR**

Principal

+1 216 525 1473

rpietro@crescorealestate.com

**KIRSTEN PARATORE**

Senior Associate

+1 216 525 1491

kparatore@crescorealestate.com