

FOR SALE

9940 York Alpha Drive

North Royalton, Ohio 44133



18,920 SF FREESTANDING LIGHT INDUSTRIAL FACILITY

17,120 SF WAREHOUSE & 1,800 SF OFFICE



PROPERTY FEATURES



18,920 SF

TOTAL BUILDING SIZE

17,120 SF

WAREHOUSE SIZE

1.43 ACRES

TOTAL SITE SIZE

1,800 SF

OFFICE SIZE

\$1,350,000.00

PURCHASE PRICE

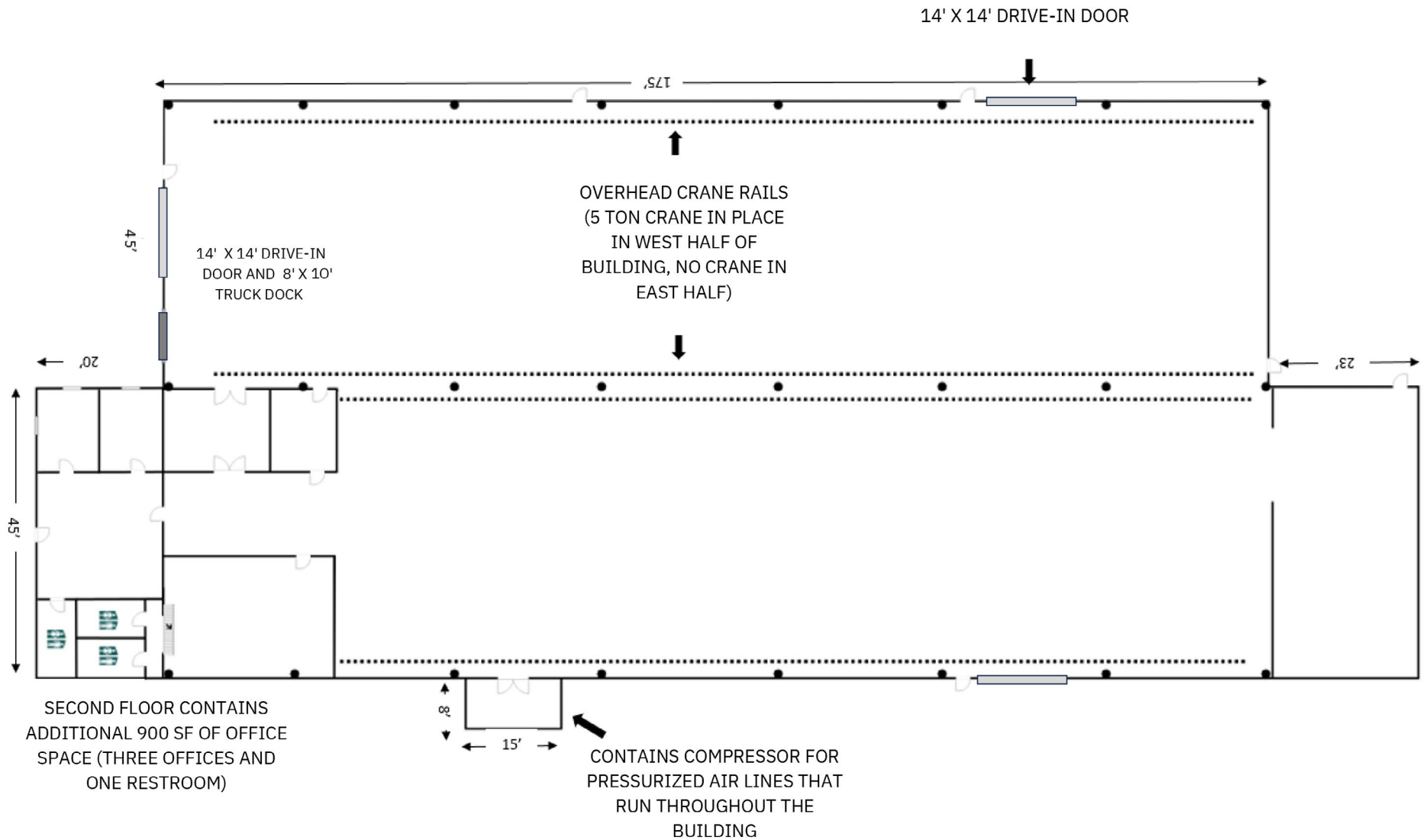
COMMENTS

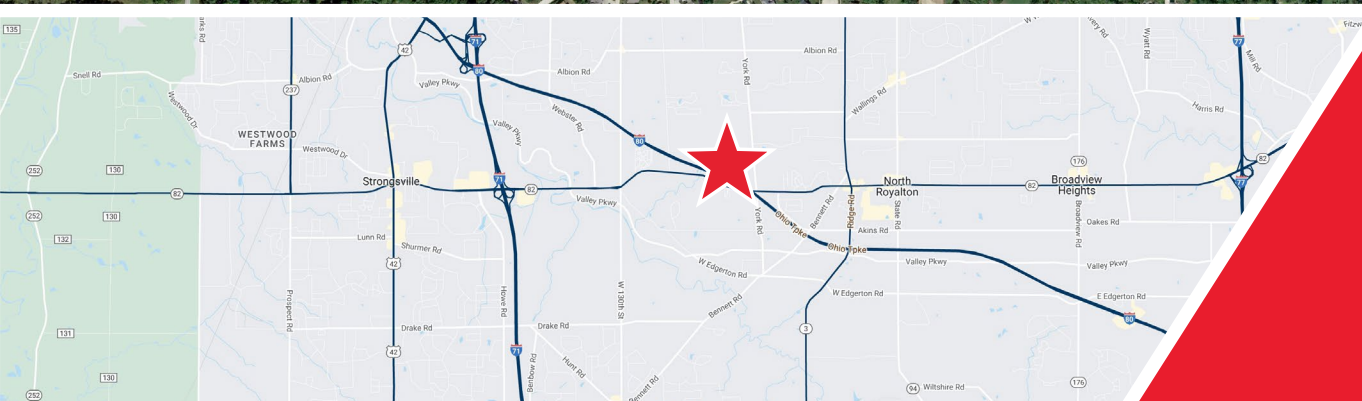
- Single tenant building with one 5 ton crane. Crane rail in place to add another 5 ton crane if needed
- 14' under hook height
- New LED lighting
- Multiple sky lights add natural lighting
- Well-maintained property

PROPERTY SPECIFICATIONS

CONSTRUCTED:	1992
CONSTRUCTION:	Pre-Engineered
ROOF:	Metal Standing Seam
LIGHTING:	LED
HEAT:	Forced Air
A/C:	HVAC - Office Only
CLEAR HEIGHT:	18' - 20'
CRANES:	One (1) - 5 ton
COLUMN SPACING:	45'x25'
DOCKS:	One (1) - 8'x10' with leveler
DRIVE-IN DOORS:	Two (2) - 14'x14'
PARKING:	20+
POWER:	480V / 3P
ZONING:	General Industrial

SITE PLAN





Easy access
to I-71 & I-80

MATTHEW E. BEESLEY

Executive Vice President & Partner Emeritus / mbeesley@crescorealestate.com / +1 216 525 1466

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6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com