

FOR LEASE

5535-5559 CANAL ROAD

Valley View, Ohio 44125



One unit available totaling 3,756 SF with 720 SF of office and 3,036 SF of warehouse including one (1) drive-in door (10'x14'). Available September 1, 2025.

PROPERTY FLOOR PLAN

51,864 SF

TOTAL BUILDING SIZE

\$2,191.00

ASKING MONTHLY
RENTAL RATE

5.02 ACRES

TOTAL SITE SIZE

\$391.25

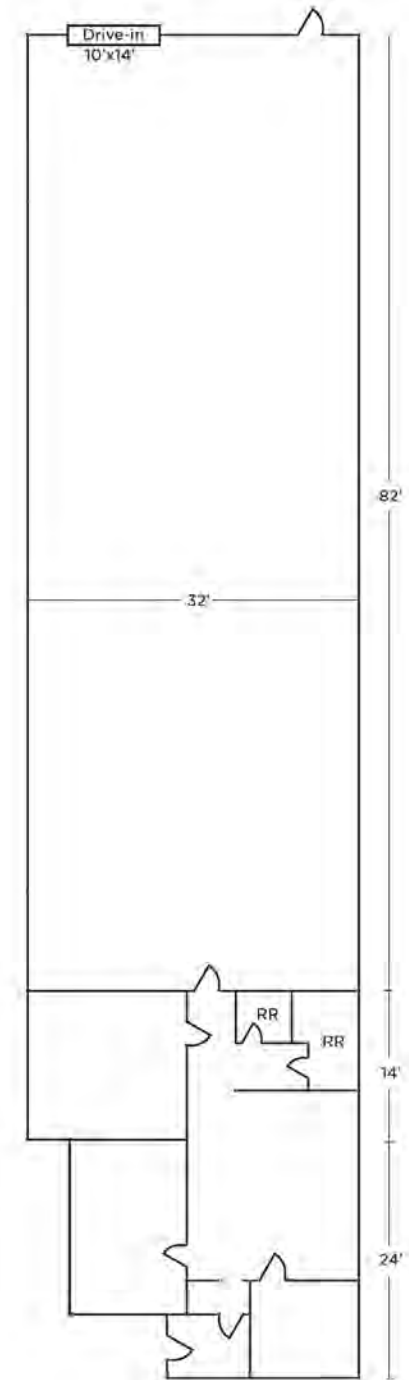
ESTIMATED MONTHLY
CAM

CURRENT AVAILABILITIES

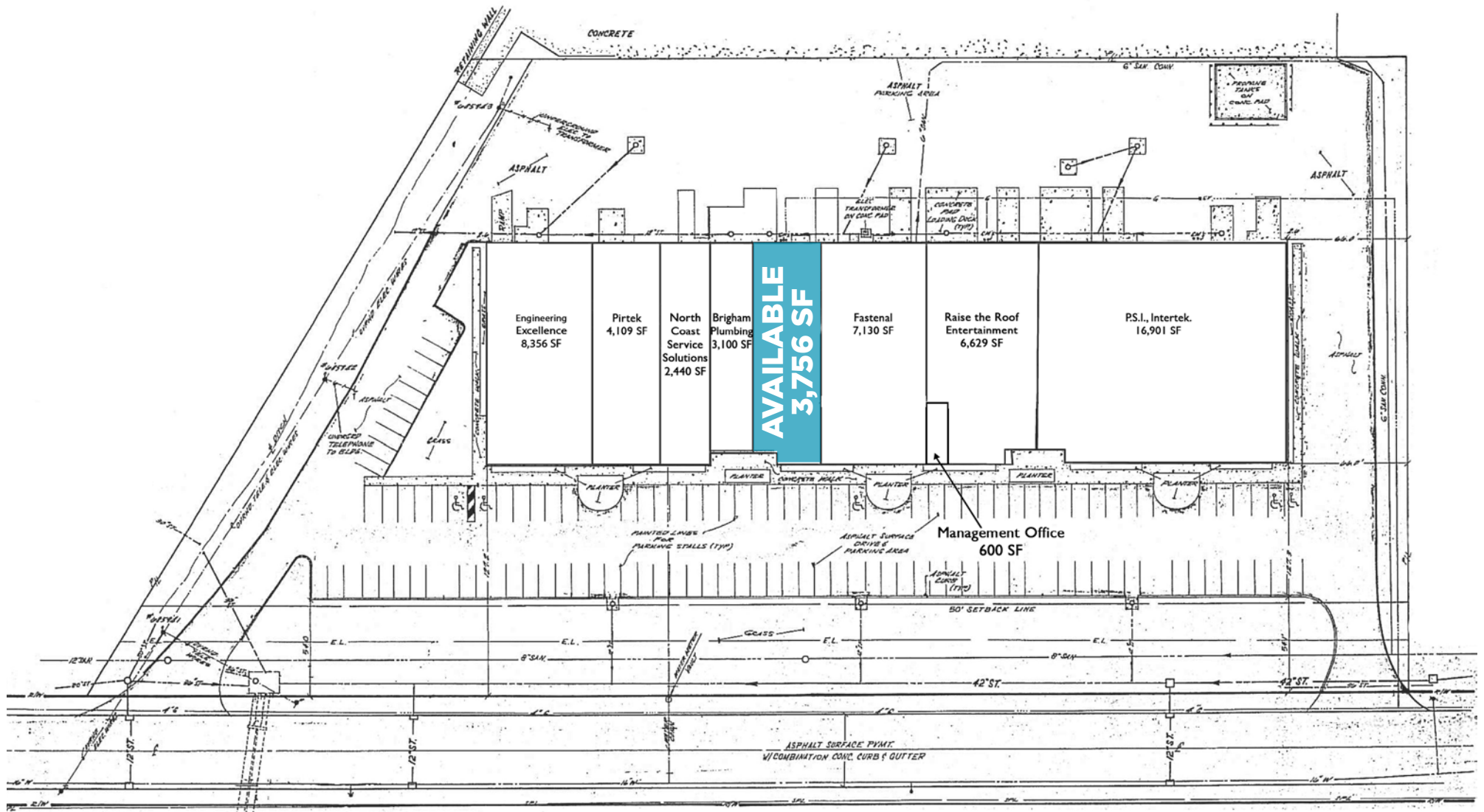
UNIT 5543

3,756 SF TOTAL SPACE AVAILABLE	720 SF EXISTING OFFICE SPACE	3,036 SF EXISTING WHSE SPACE
ONE (1) 10' x 14' DRIVE-IN DOORS	-0- DOCKS	20' CLEAR HEIGHT

- Located near recently constructed facilities for Ferguson Plumbing, Ferguson HVAC and Amazon
- Convenient access to I-77, I-480 and many restaurants

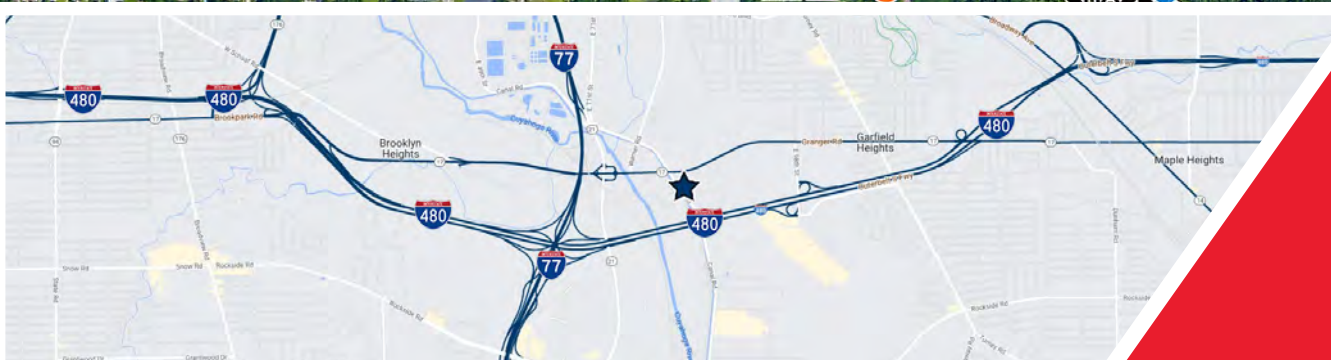


PROPERTY FLOOR PLAN

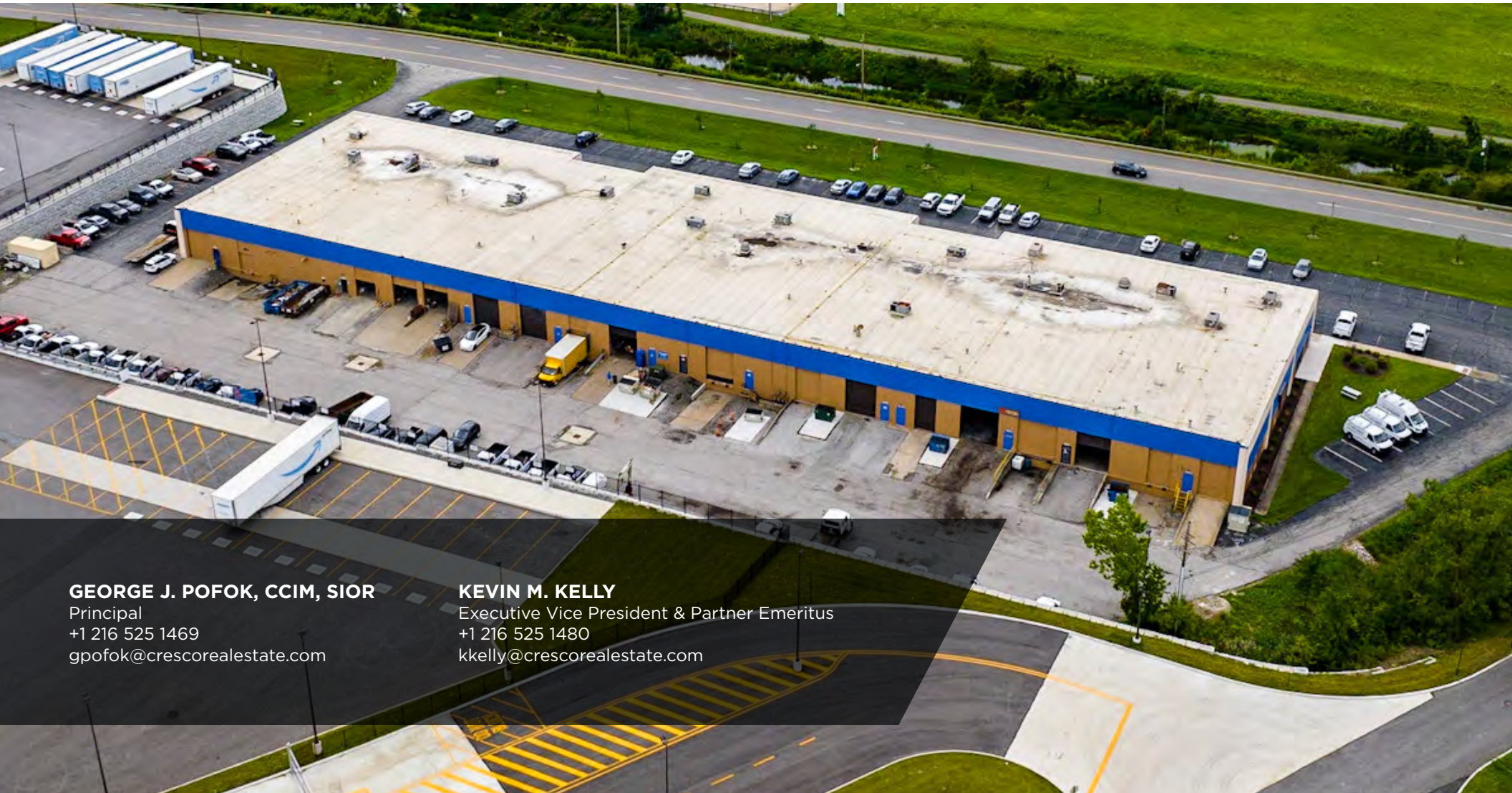


CANAL ROAD 60'

PROPERTY AERIAL MAP



Convenient access to
I-77 (Rockside Road and
Brecksville Road) and I-480
(Brook Park Road and
Transportation Boulevard)



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