

# 4,000 SF Flex Facility with 1.8 AC Outdoor Storage

For Lease | 5617 E Schaaf Road, Independence, Ohio 44131







## PROPERTY HIGHLIGHTS

- Centrally located industrial property with excellent access to I-77 and I-480
- The property features a fully fenced in yard with approximately 1.8 acres of outside parking and storage area
- Perfect space for your growing business with flexible zoning code allows for a variety of uses
- Minutes from the Rockside Corridor and Valley View which host multiple dining, lodging, and service amenities

## LEASE RATE

\$6,000/Month Gross

## Building Specifications

**Total Building Size:** 4,000 SF

**Year Built:** 1959

**Renovated:** 2023

**Construction:** Masonry

**Lighting:** Fluorescent

**Clear Height** 14'

**Drive-in Doors:** One (1) 14'x14'

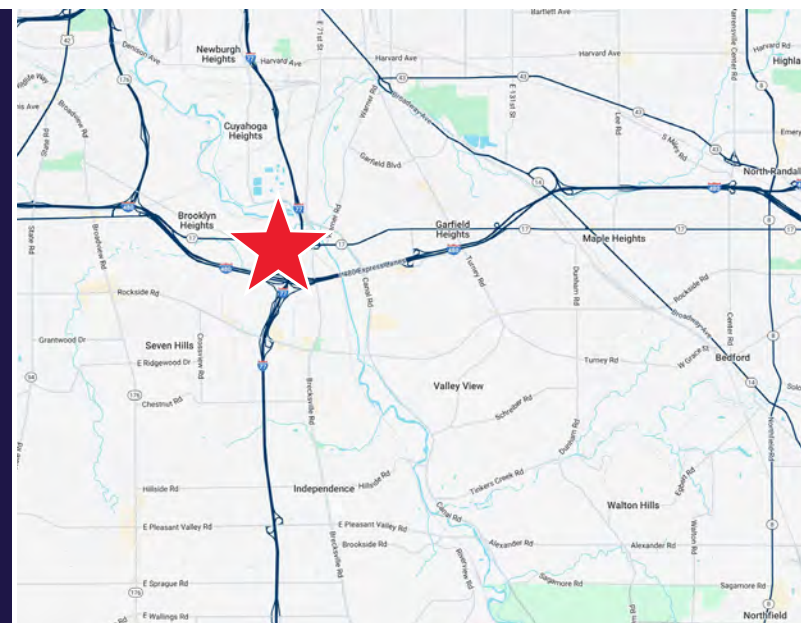
**Docks:** One (1) Exterior

**Heat:** Overhead Gas Unit

**A/C:** Office

**Parking:** Ample

**Zoning:** U-6 Commercial or Industrial





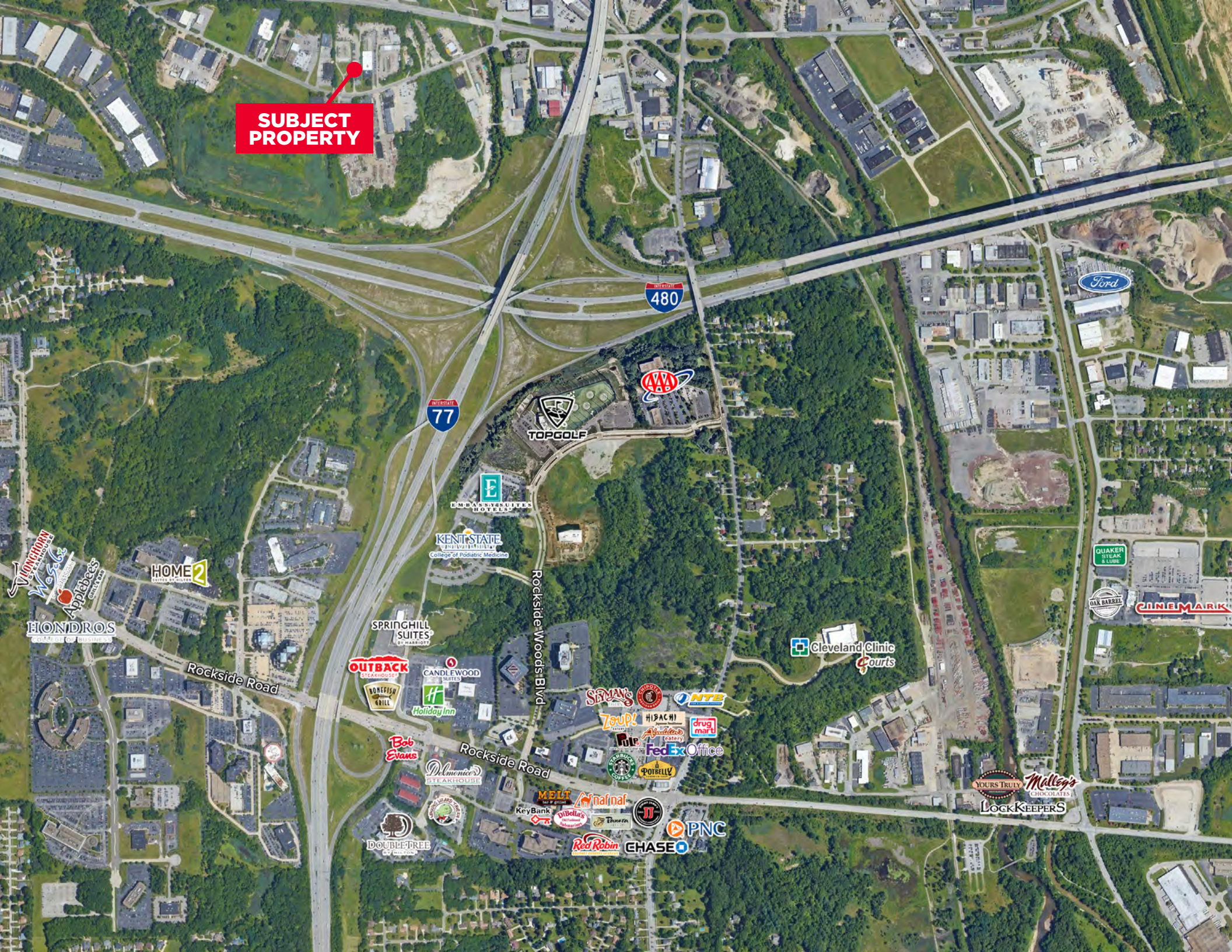
# Parcel Map

---





**SUBJECT  
PROPERTY**







**5617 E SCHAAF ROAD  
INDEPENDENCE, OHIO 44131**

**CONOR COAKLEY**  
Senior Vice President  
+1 216 232 4102  
ccoakley@crescorealestate.com

**COLE SORENSON**  
Associate  
+1 216 525 1470  
csorensen@crescorealestate.com



**Cushman & Wakefield | CRESCO Real Estate**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

**crescorealestate.com**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.