

# 10,000 SF Freestanding Industrial Facility

For Lease | 14500 Industrial Avenue N., Maple Heights, Ohio 44137







## PROPERTY HIGHLIGHTS

- Free Standing 10,000 SF facility with ample parking and fenced area behind the bldg. located in Maple Hts. Ohio. Building offers easy access to I-480 and I-77.
- This building can be leased as one unit, or can be divided and leased as two (2) 5000 SF units each.
- One unit has a drive in door and the second unit has a drive-n and truck dock. Each unit has separate entrance and 1000 SF of office respectfully

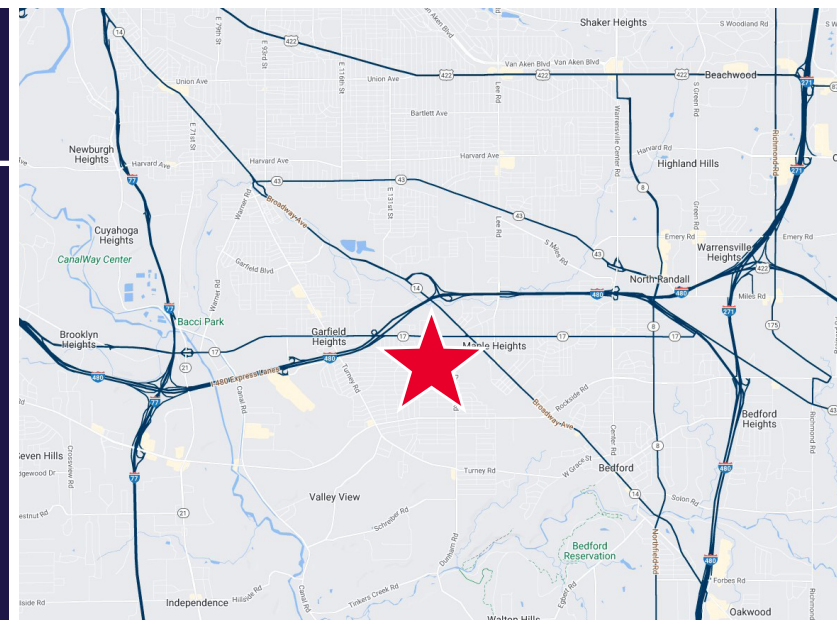
## LEASE RATE

Office: \$10.00/SF Gross

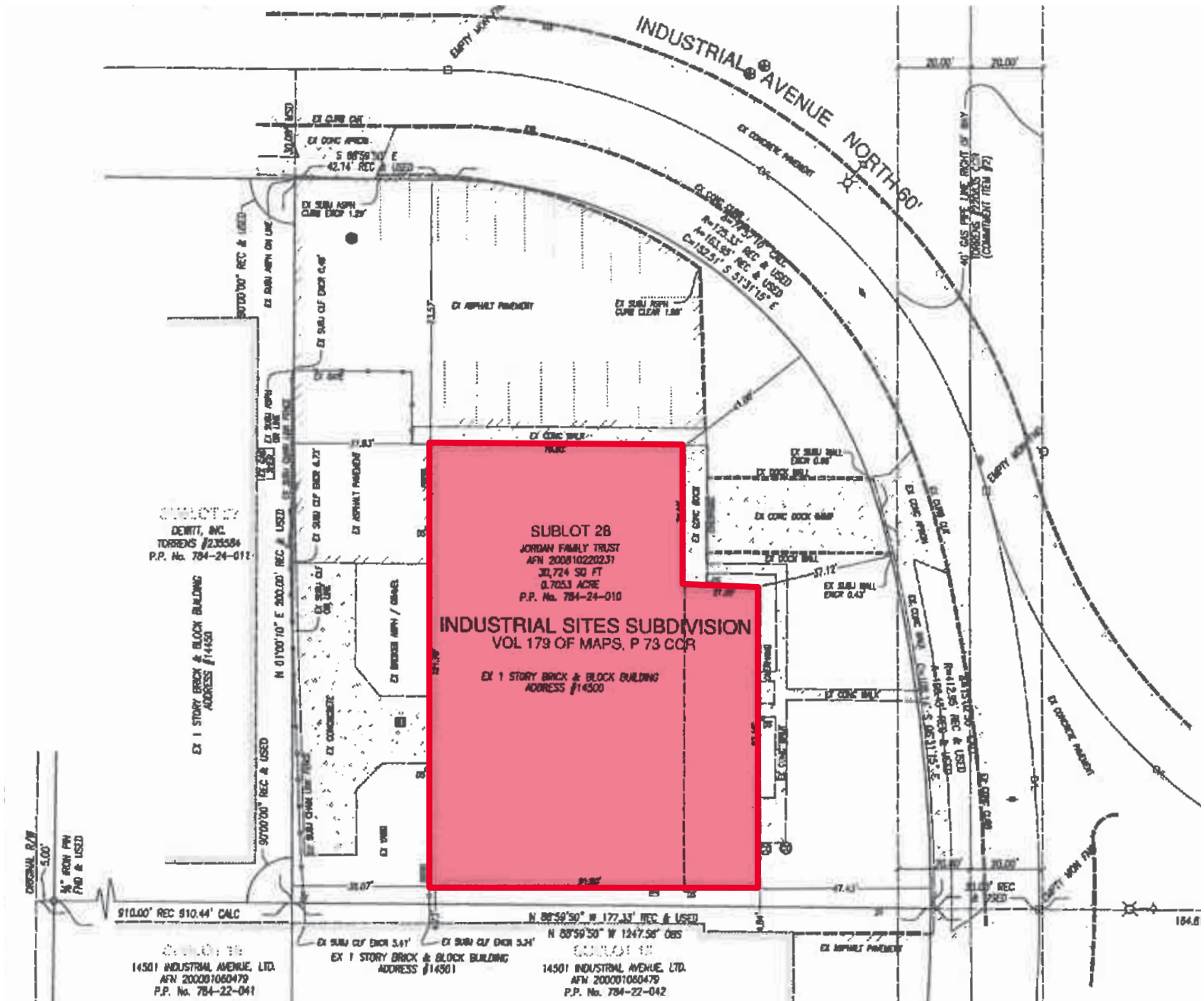
Warehouse: \$5.00/SF Gross

## Property Specifications

<b>Available SF:</b>	10,000 SF	<b>Lighting:</b>	Fluorescent
<b>Industrial SF:</b>	8,000 SF	<b>Heat:</b>	Overhead Gas Unit
<b>Office SF:</b>	2,000 SF	<b>A/C:</b>	HVAC - Office Only
<b>Construction:</b>	Brick/Block	<b>Docks:</b>	One (1)
<b>Floor:</b>	Concrete	<b>Drive-in Doors:</b>	Two (2)
<b>Clear Height:</b>	14'	<b>Parking:</b>	Ample

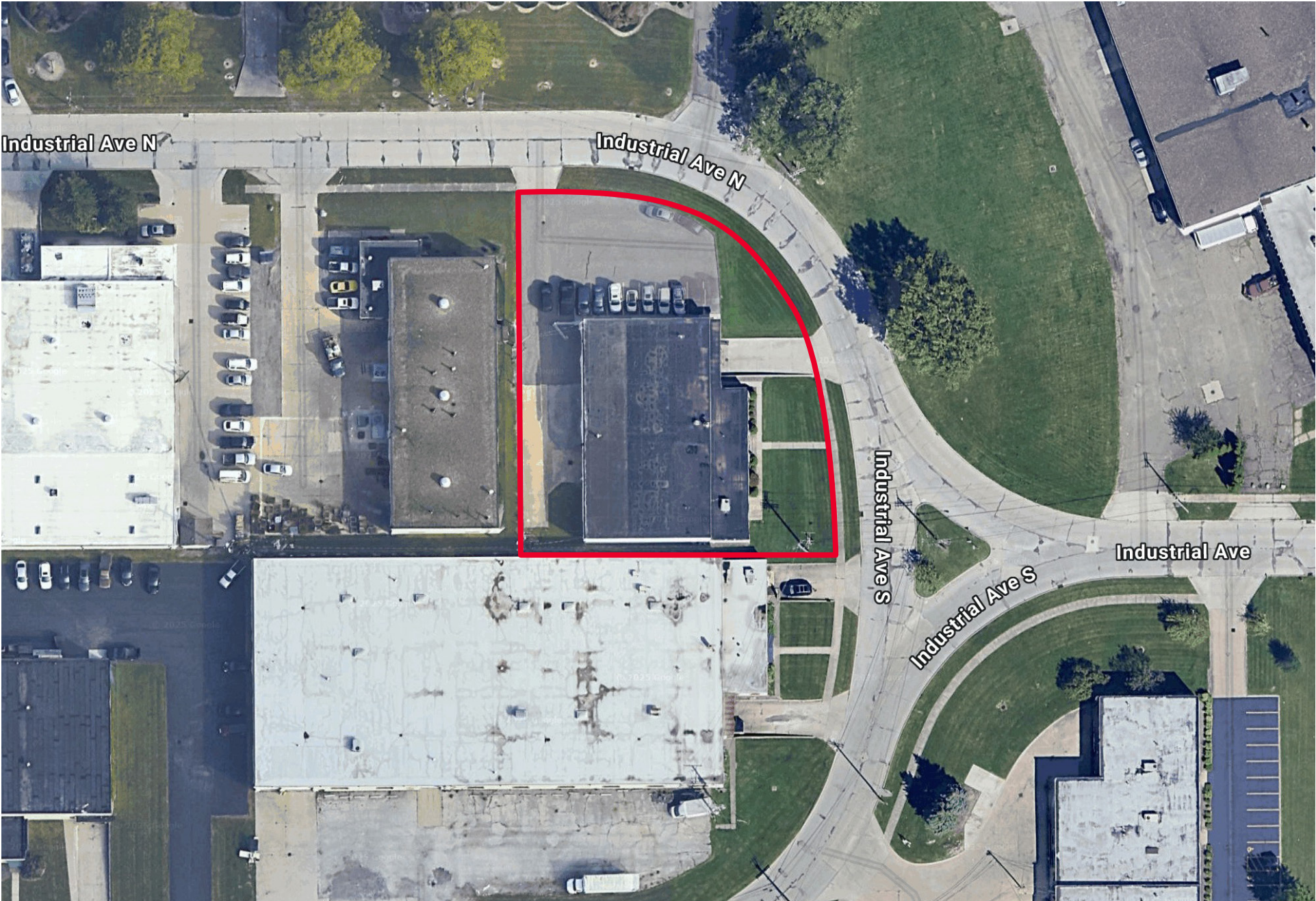


# Site Plan

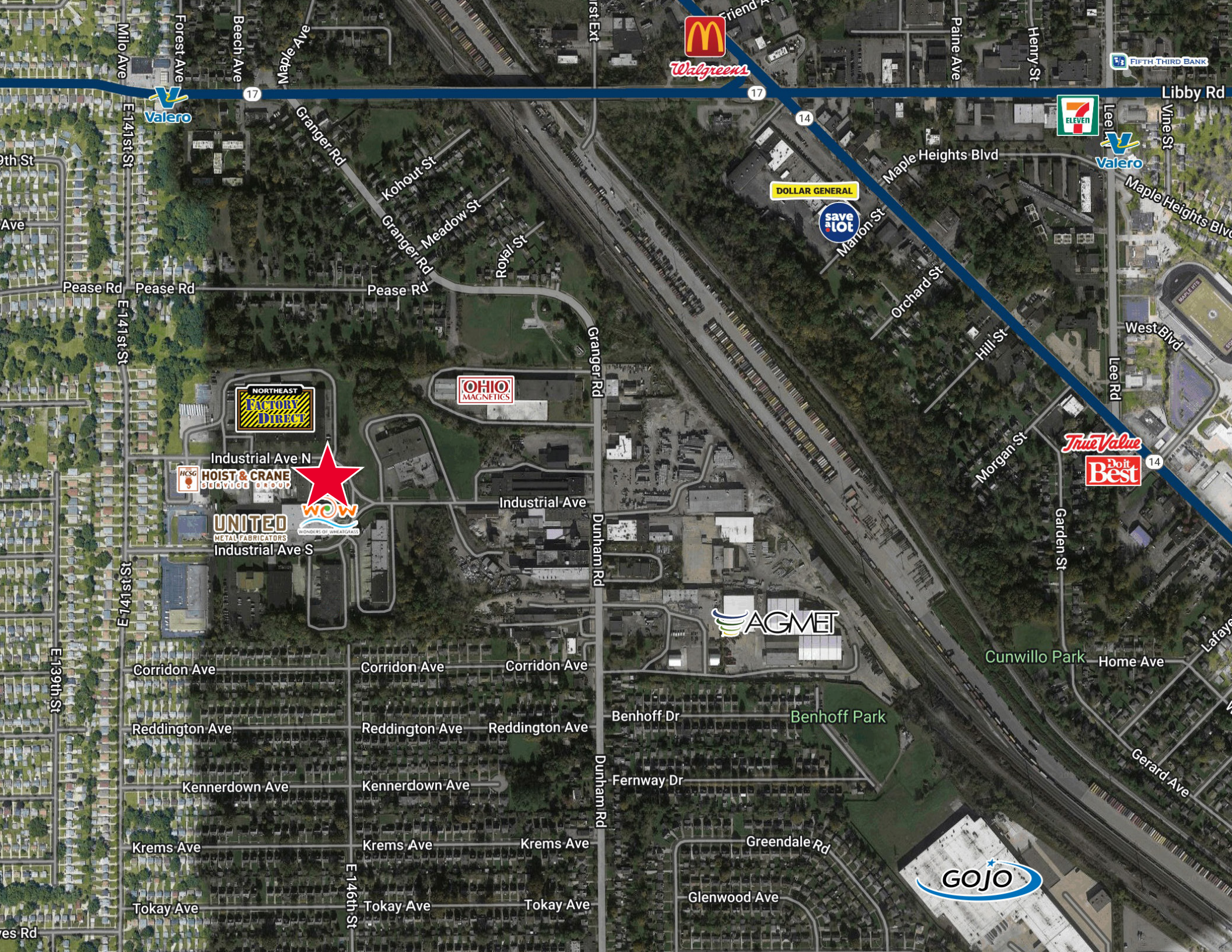




# Parcel Map











**14500 INDUSTRIAL AVENUE N.  
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