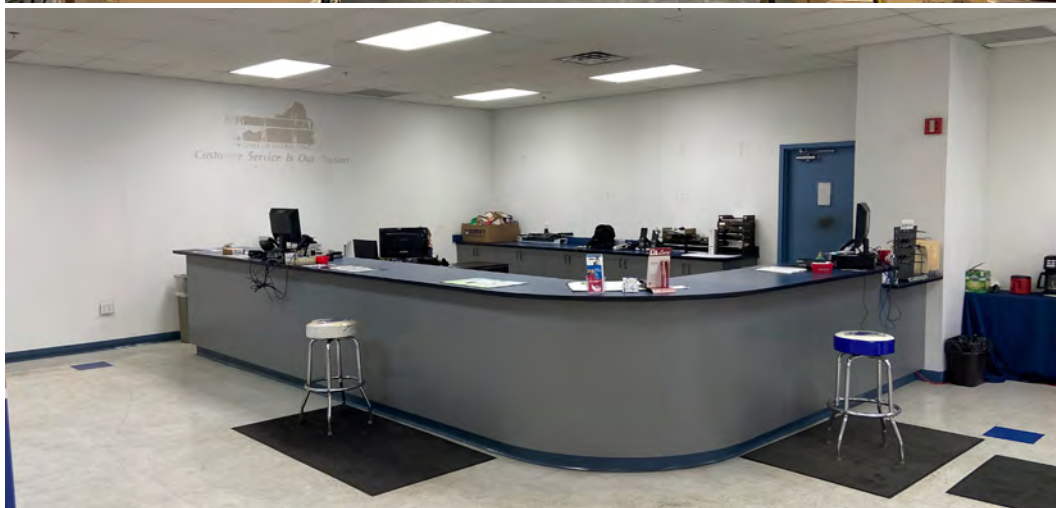


# 23,095 SF Industrial Flex Space

For Lease | 6892 Snowville Road, Brecksville, Ohio 44141





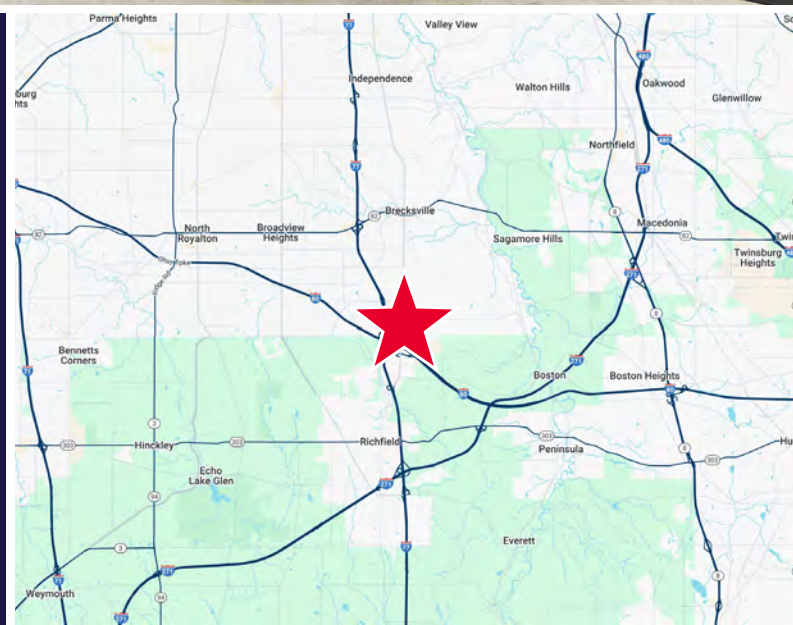


## Property Specifications

<b>Available SF:</b>	23,095 SF	<b>Lighting:</b>	Fluorescent
<b>Industrial SF:</b>	19,790 SF	<b>Heat:</b>	Overhead Gas
<b>Office SF:</b>	3,305 SF	<b>A/C:</b>	HVAC - Office Only
<b>Construction:</b>	Brick/Block	<b>Power:</b>	240A / 600V / 3P
<b>Floor:</b>	Concrete	<b>Docks:</b>	Two (2)
<b>Clear Height:</b>	18'	<b>Drive-in Doors</b>	Two (2) - 10'x12'

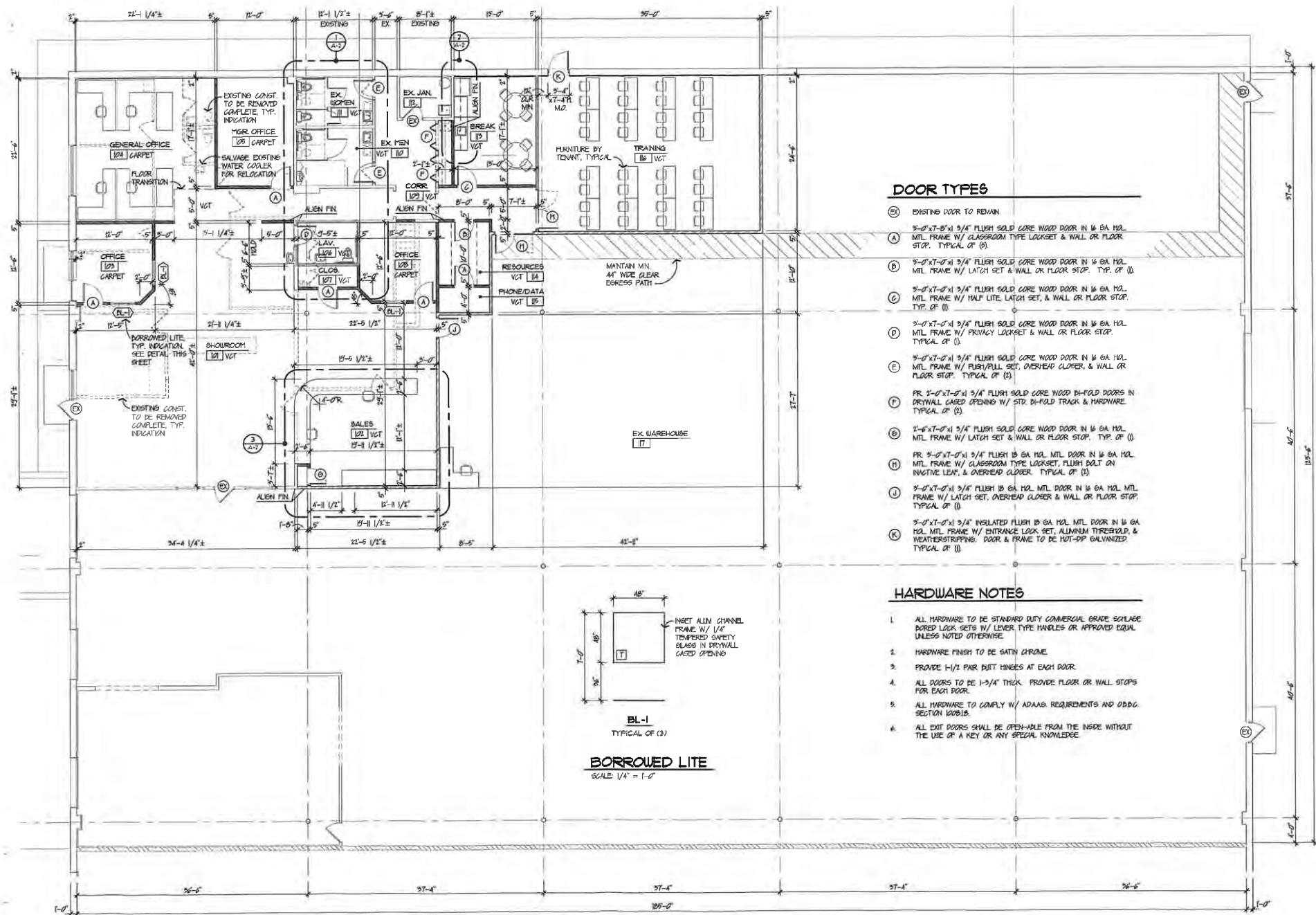
## Lease Rate

Warehouse: \$6.50/SF Gross, Office: \$12.50/SF Gross





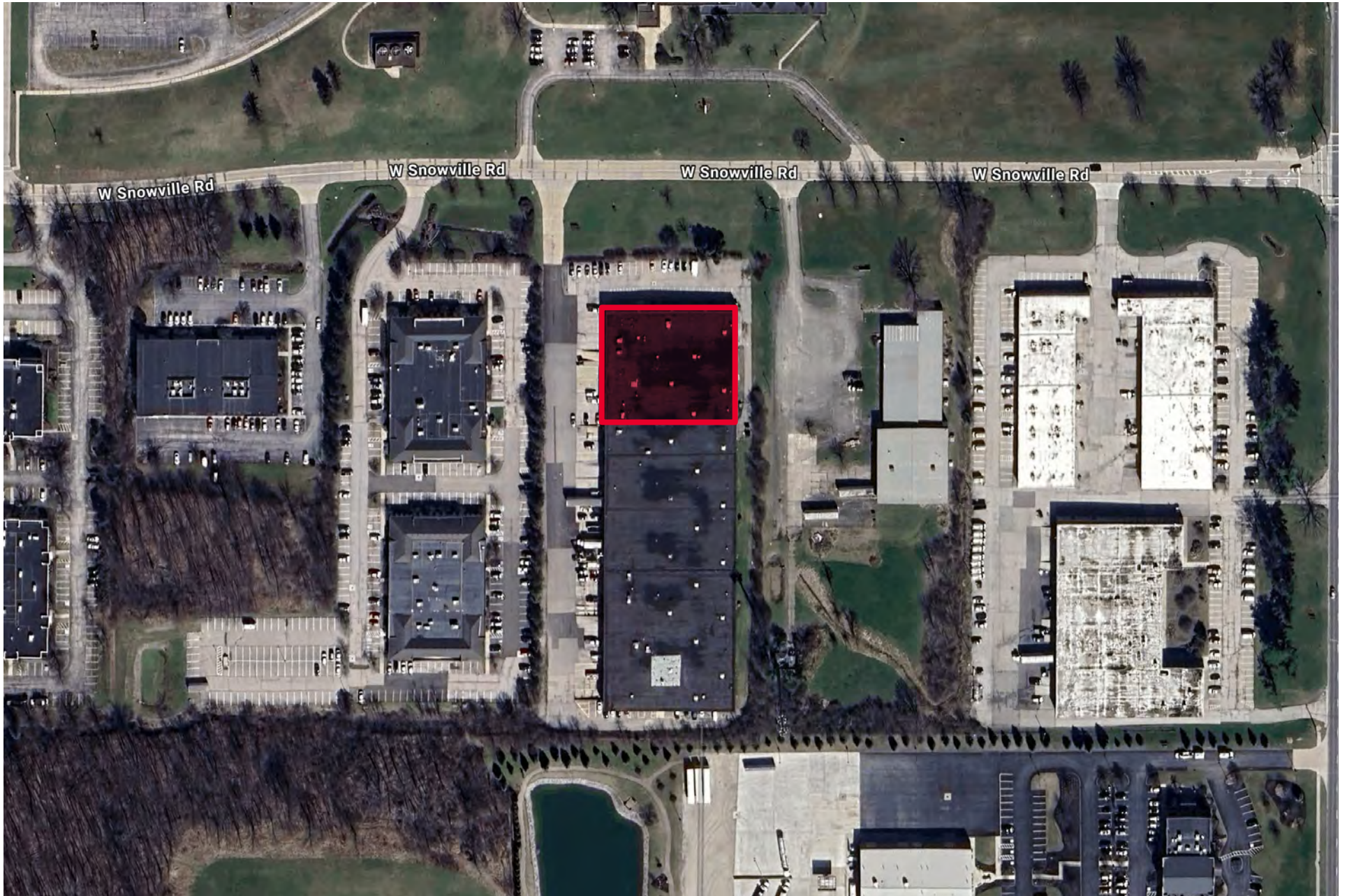
# Floor Plan | 23,095 SF





# Site Map

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STAUTZENBERGER  
COLLEGE

Planned expansion  
of I-77 interchange  
at Miller Road

AMT



Hillrom

Access

MILLER RD



BRECKSVILLE RD

Lubrizol



Collins  
Aerospace



21

truenorth

MarathonOil  
Corporation

YRC  
FREIGHT



FedEx  
Home Delivery

FedEx  
Ground

SNOWVILLE RD



VALOR ACRES

-under construction-  
expected: 2023

- 100+ acre development
- 160,000+ SF office
- 200 luxury apartments, condos
- 120+ room hotel
- 150,000 SF retail, entertainment



SHERWIN  
WILLIAMS

new R&D center





**6892 SNOWVILLE ROAD  
BRECKSVILLE, OHIO 44141**

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