

# 23,095 SF Industrial Flex Space

For Lease | 6892 Snowville Road, Brecksville, Ohio 44141



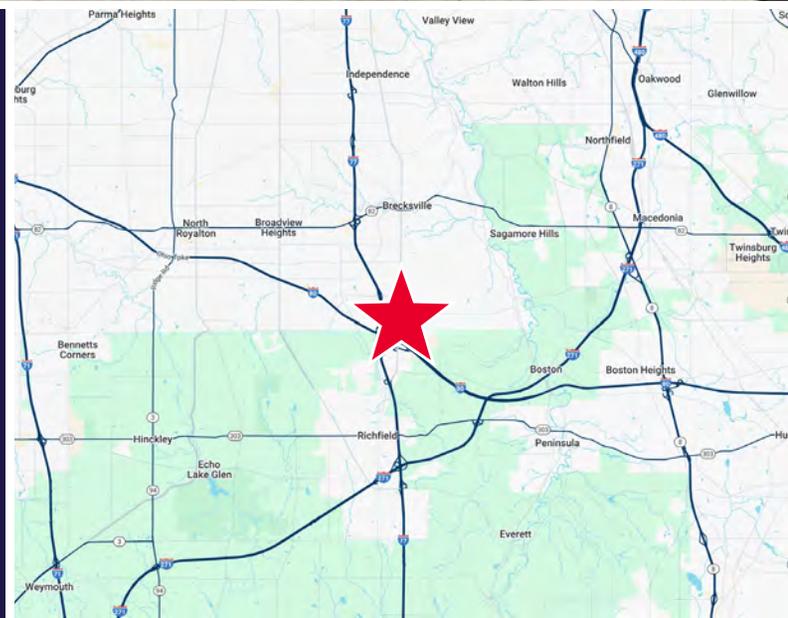


## Property Specifications

|                       |             |                       |                    |
|-----------------------|-------------|-----------------------|--------------------|
| <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'  |

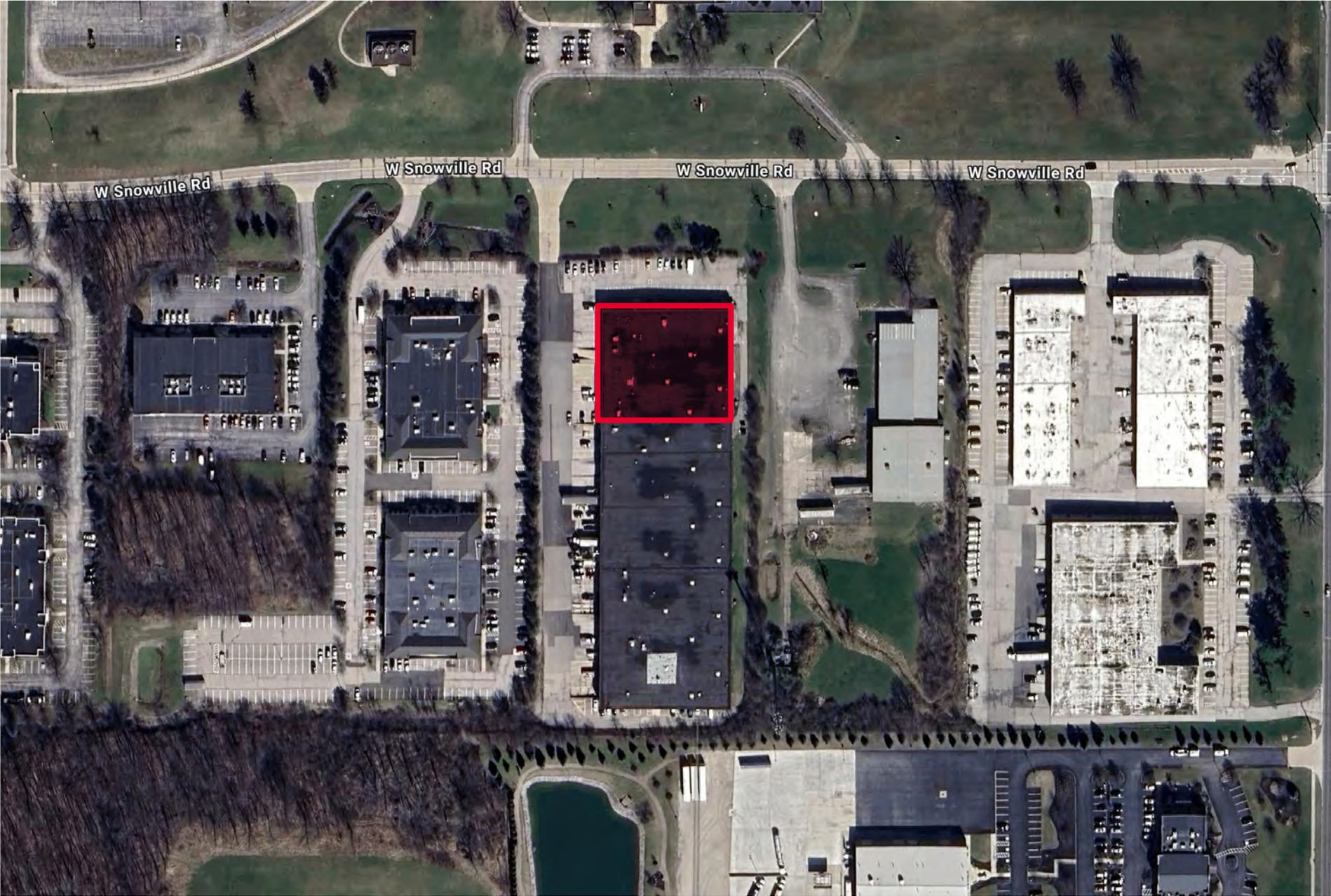
## Lease Rate

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





# Site Map





Planned expansion of I-77 interchange at Miller Road

MILLER RD

BRECKSVILLE RD

Lubrizol

Collins Aerospace

STORAGE

SNOWVILLE RD

21



truenorth

Marathon Oil Corporation

YRC FREIGHT

Pilot

HandyHub Express

FedEx Home Delivery

FedEx Ground



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

STAUTZENBERGER COLLEGE

AMT



Hillrom

Access

80

OHIO TURNPIKE

77



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