

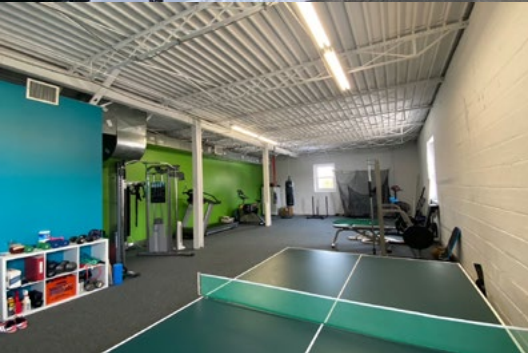
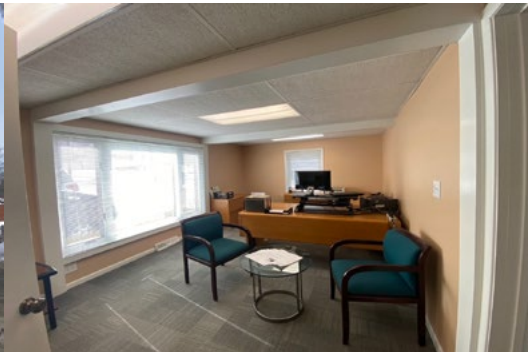
9,860 SF Office & Warehouse Space Available

For Sale or Lease | 20234 Detroit Road, Rocky River, Ohio 44113



PROPERTY HIGHLIGHTS

- Multiple gas and electric meters and restrooms make the property easy to divide for multiple tenants
- Existing month-to-month tenant. Occupancy can be cancelled with 60 days advanced written notice by landlord or tenant
- Fantastic Rocky River location across Detroit Road from St. Christopher
- Easy access to restaurants, Cleveland Yacht Club, Westwood Country Club and I-90



PURCHASE RATE

\$1,000,000.00 or \$101.42/SF

LEASE RATE

\$9.00/SF NNN

**Price may rise if space is demised*



UNIT SPECIFICATIONS

Available SF: 9,860 SF

North Building 6,269 SF

South Building 3,107 SF

Connector Building 484 SF - Two (2) car garage

Ceiling Height: 10' - 11'

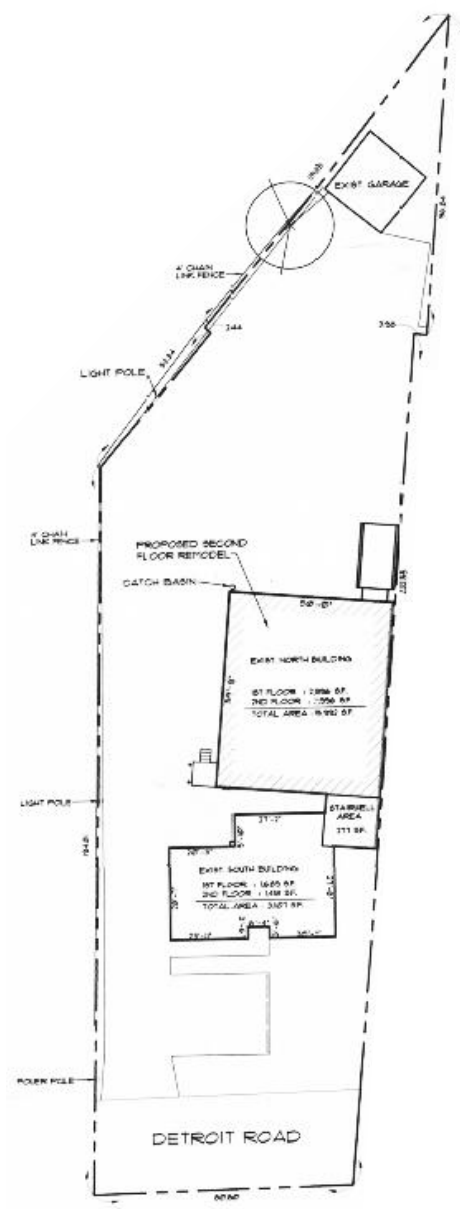
Column Spacing: 16' x 11'7"

Docks: One (1) 8'W x 8'H

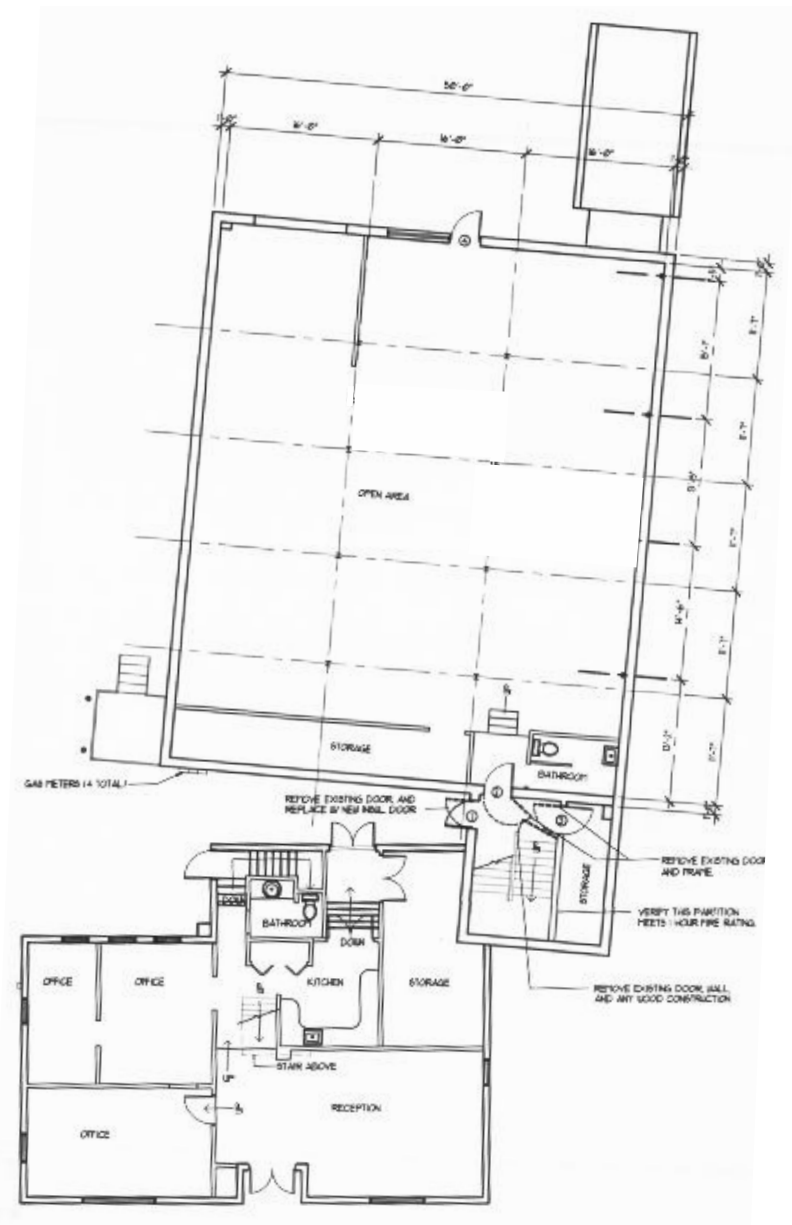
Drive In Door: One (1) 10'W x 8'9"H



FLOOR PLANS

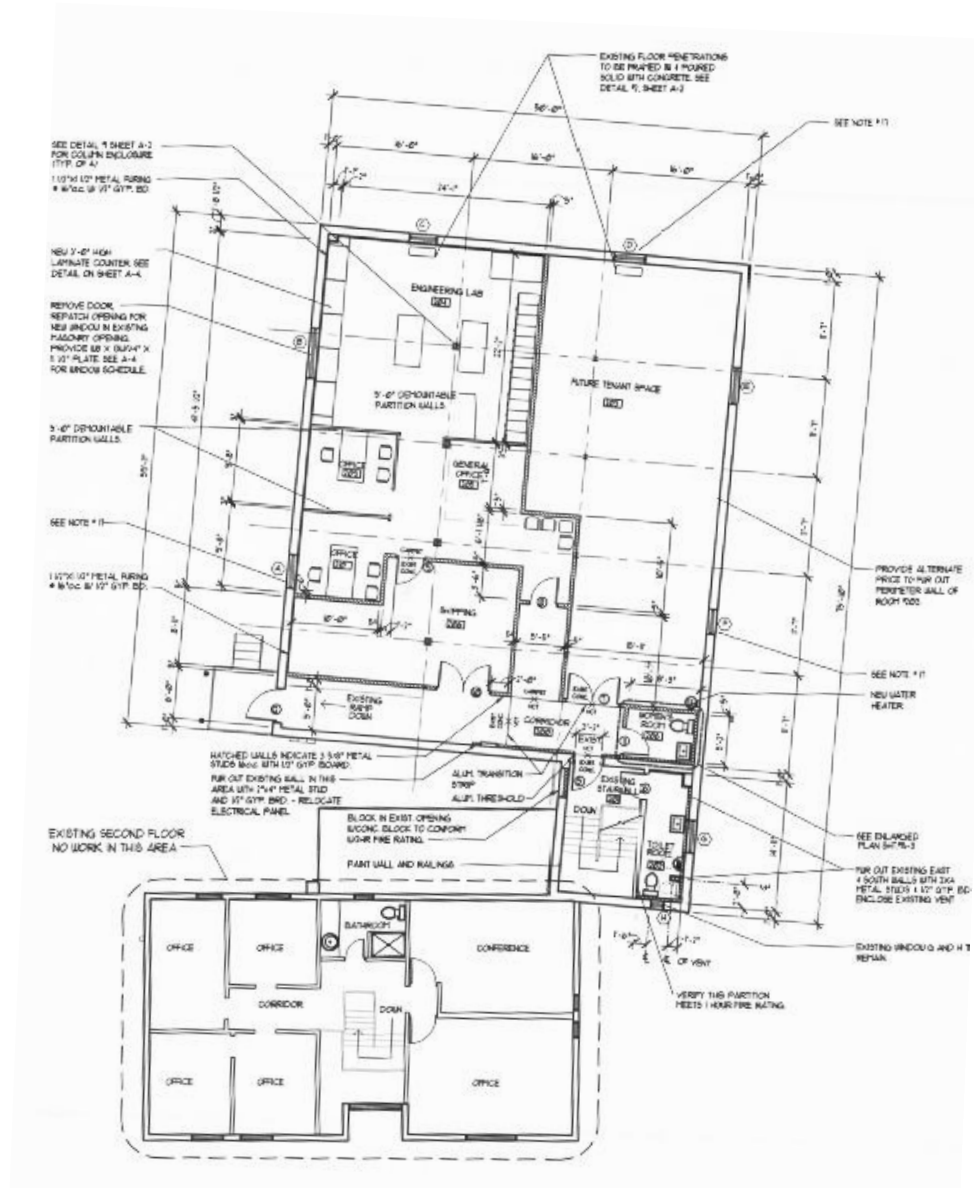


North Building



Existing First Floor

FLOOR PLANS



Proposed Second Floor



**20234 DETROIT ROAD
ROCKY RIVER, OH 44113**

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