

High Image Flex Industrial Space Available for Lease

9000 Sweet Valley Drive, Valley View, Ohio 44125



CUSHMAN &
WAKEFIELD



9000 Sweet Valley Drive

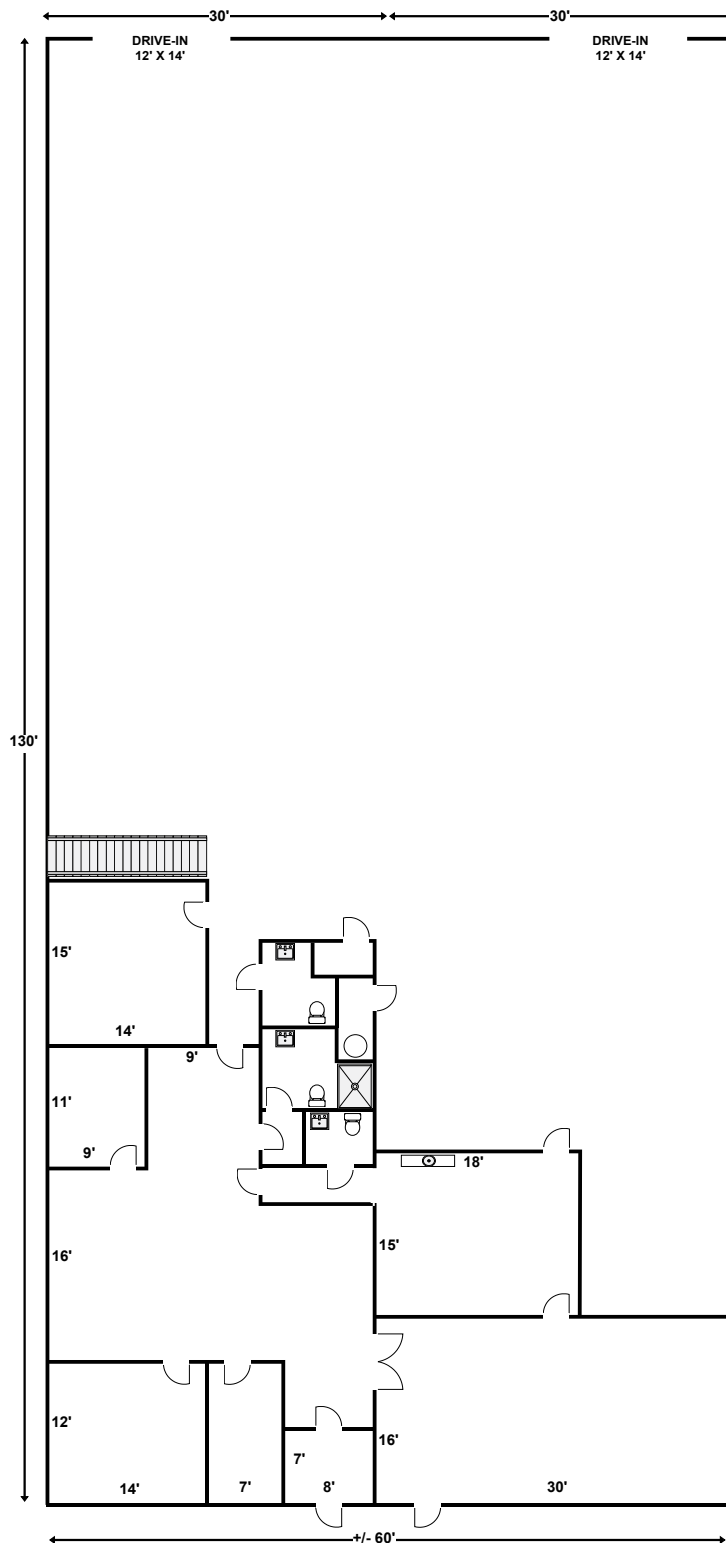
- Unique opportunity to situate your business in a thriving and well-maintained industrial park in Valley View
- Extremely clean 18' clear warehouse area equipped with two large (12'x14') overhead doors with openers for ease of access into the space, floor drains, and additional mezzanine storage area (not included in SF)
- Recently renovated office area with new carpet, paint, and LED lights
- High visibility location on Sweet Valley Drive with monument signage available to tenants
- Minutes from I-77, I-480, and I-271, and Rockside Road amenities, including Lockkeepers, Yours Truly, Malley's Chocolates, and the Cuyahoga Valley National Park

Lease Rate: \$7.50/SF NNN
NNN Estimated at \$2.00/SF/Year



Quick Stats

Building Size	15,600 SF
Unit Size	7,800 SF
Year Built	1990
Tenancy	Multi-Tenant
Clear Height	18'
Parking	Ample
Power	200A / 120/240V / 3P



Floor Plan

Unit	1-2
Total SF	7,800 SF
Office SF	1,750 SF
Warehouse SF	6,050 SF
Min Divisible	7,800 SF
Docks	-
Drive-In Doors	Two (2) - 12'x14'
A/C	Office
Heat	Co Ray Vac
Lighting	LED
Sprinkler	Yes

Dimensions are Approximate



190,771
Population
(2024 | 5 Mile)

40.9
Median Age
(2024 | 5 Mile)

82,491
Households
(2024 | 5 Mile)

\$84,274
Household Income
(2024 | 5 Mile)

7,961
Total Businesses
(2024 | 5 Mile)

104,625
Total Employees
(2024 | 5 Mile)



**9000 SWEET VALLEY DRIVE
VALLEY VIEW, OHIO 44125**

ALEX VALLETTO

Associate

avalletto@crescorealestate.com

+1 216 525 1485

ROBERT P. GARBER, SIOR

Executive Vice President

& Partner Emeritus

bgarber@crescorealestate.com

+1 216 525 1467



Cushman & Wakefield | CRESCO
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.