

60,000 SF Industrial Space Available

For Sublease | 9450 Allen Drive, Valley View, Ohio 44125





PROPERTY HIGHLIGHTS

- Located in the center of Northeast Ohio with immediate access to I-77 and I-480. Less than 15 minutes from Downtown Cleveland and 30 minutes to Downtown Akron
- Light manufacturing zoning permits a wide range of industrial applications manufacturing and warehouse
- Two story shop office (2,080 SF) with a collaborative area, restrooms, lunch area / kitchenette
- 58,960 SF warehouse with a 23'6" clear height and six (6) truck docks ideal for efficient manufacturing, assembly, or distribution
- Power = 800A / 480V / 3P with two (2) existing tow motor charging stations

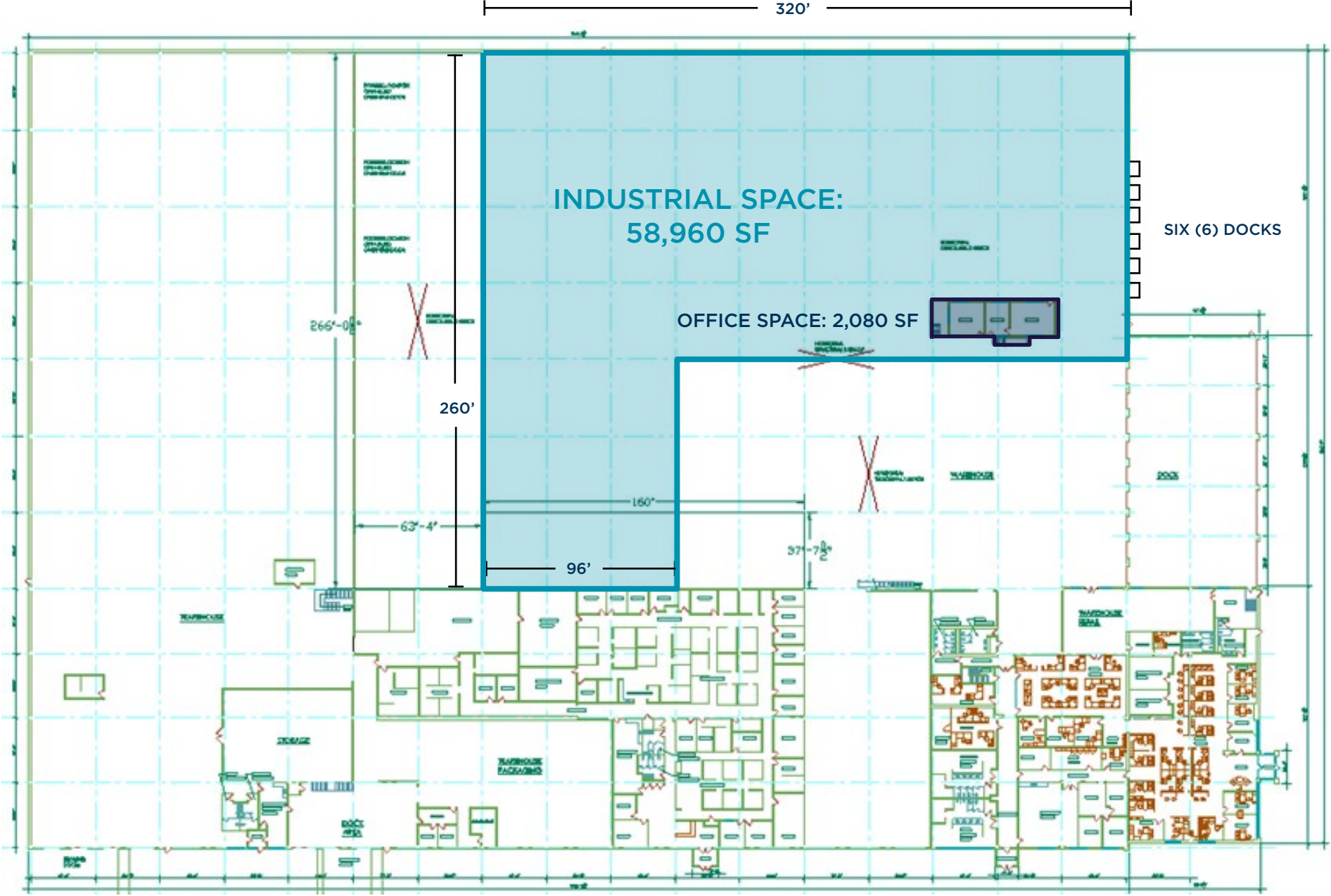
LEASE RATE

\$5.95/SF NNN

Building Specifications

Building Space:	242,570 SF	Construction:	Metal/Masonry	Year Built/Reno:	1971
Available Space:	60,000 SF	Clear Height:	23' 6"	Lighting:	T-8
Industrial Space:	58,960 SF	Column Spacing	32' x 37'	Power:	800A / 480V / 3P
Office Space:	2,080 SF (1,040 SF Per Floor)	Roof Type:	TPO	A/C:	HVAC Office Only
Land Size:	12.86 AC	Docks:	Six (6): Five (5) 7.5' x 10': One (1) 7.5' x 8'	Heat:	Overhead Gas/Radiant
				Sprinkler:	100% Wet

Site Plan

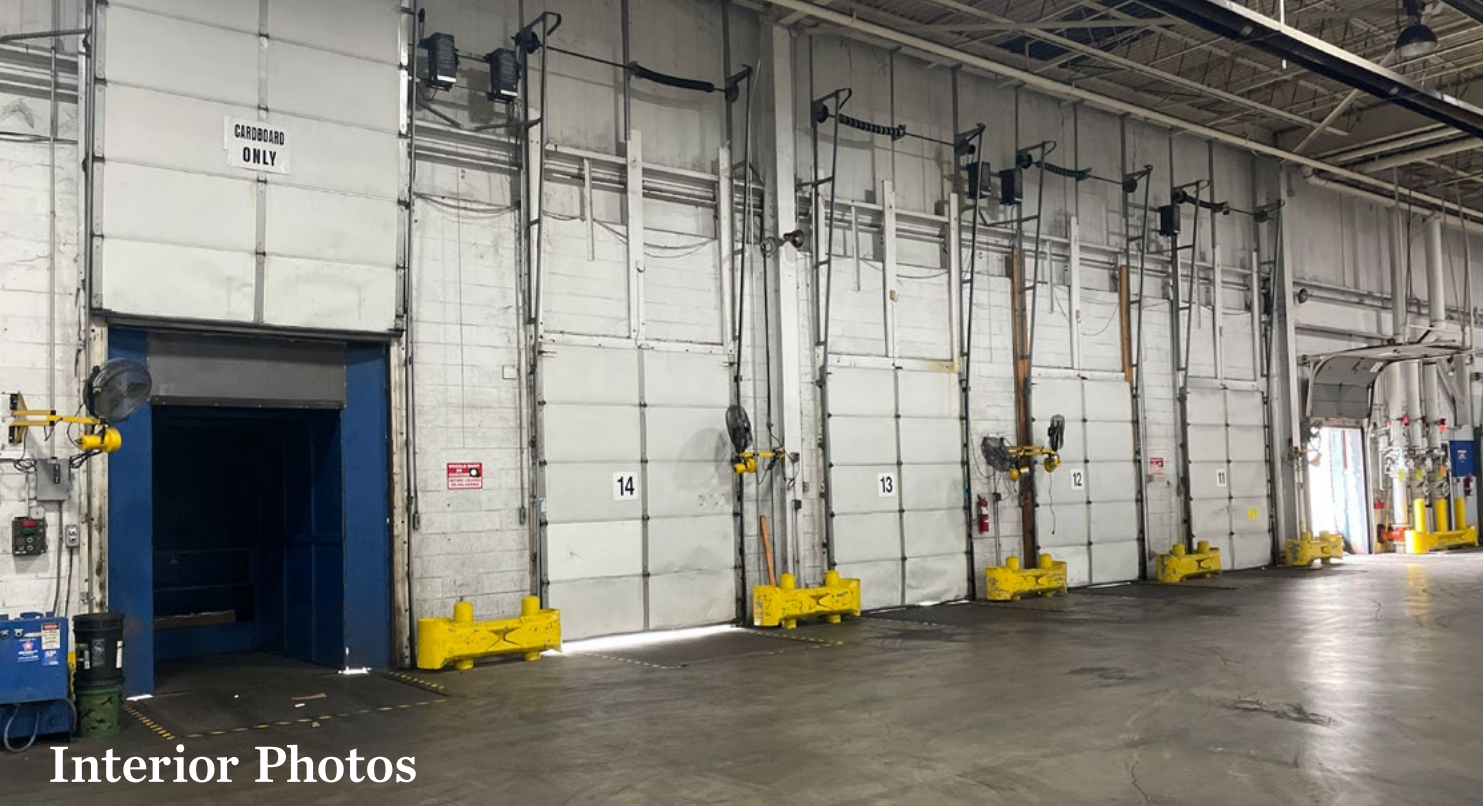


Exterior Photos

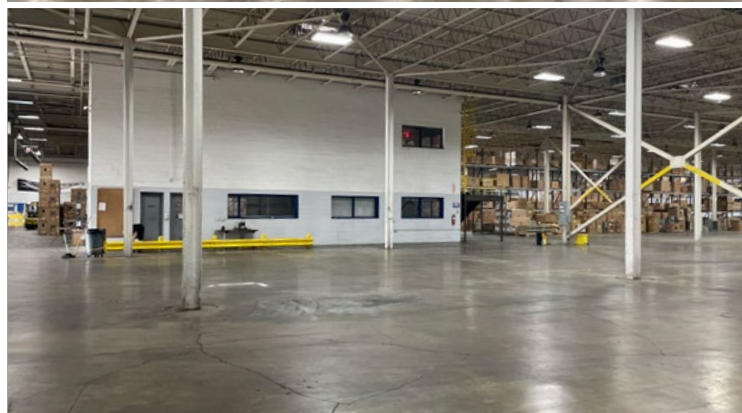
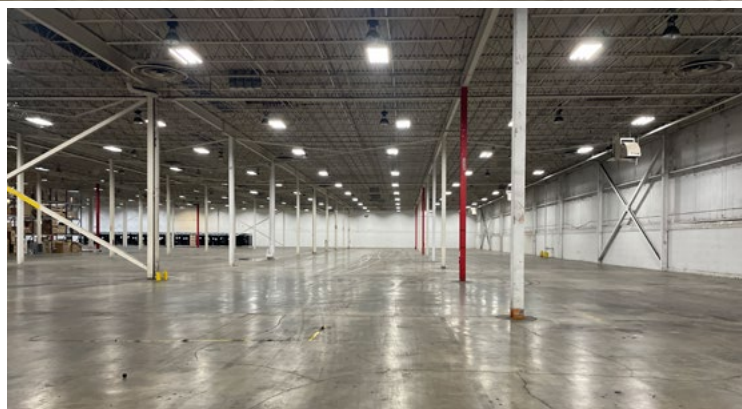
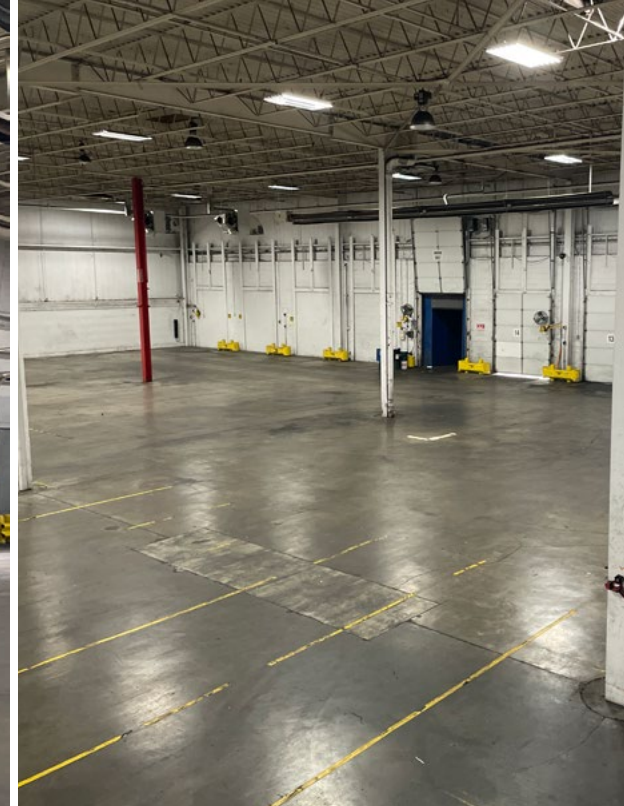


Docks





Interior Photos





172,061

Population
(2025 | 5 Mile)

41.5

Median Age
(2025 | 5 Mile)

73,930

Households
(2025 | 5 Mile)

\$88,920

Household Income
(2025 | 5 Mile)

7,431

Total Businesses
(2025 | 5 Mile)

100,946

Total Employees
(2025 | 5 Mile)



**9450 ALLEN DRIVE
VALLEY VIEW, OHIO 44125**

ELIOT KIJEWski, SIOR
Principal
ekijewski@crescorealestate.com
+1 216 525 1487

GEORGE J. POFOK, SIOR, CCIM
Principal
gpofok@crescorealestate.com
+1 216 525 1469

RYAN CURTIN
Associate
rcurtin@crescorealestate.com
+1 216 232 4105



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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