

72,785 SF Industrial Space for Lease

210 Sheldon Road, Berea, Ohio 44017

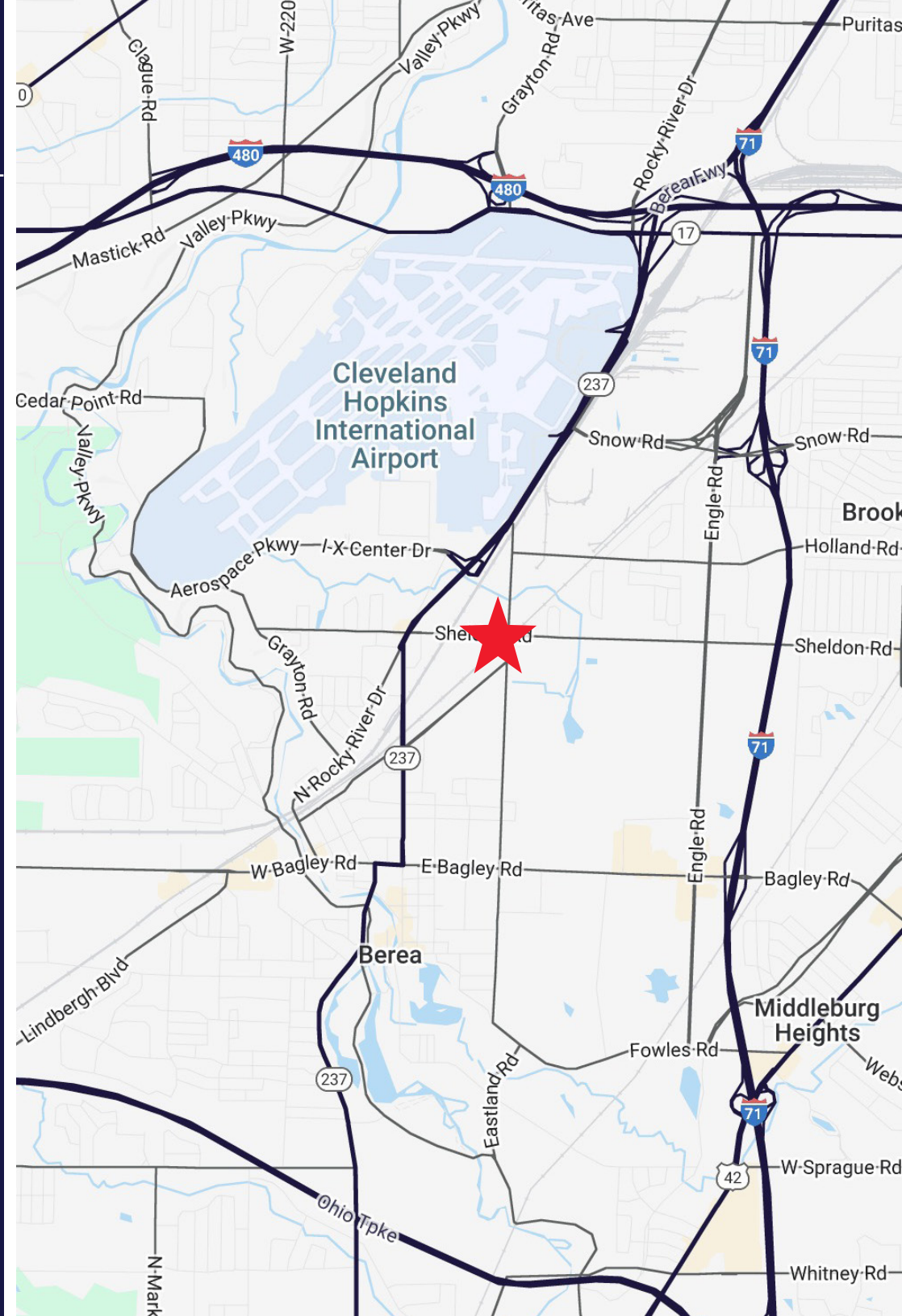


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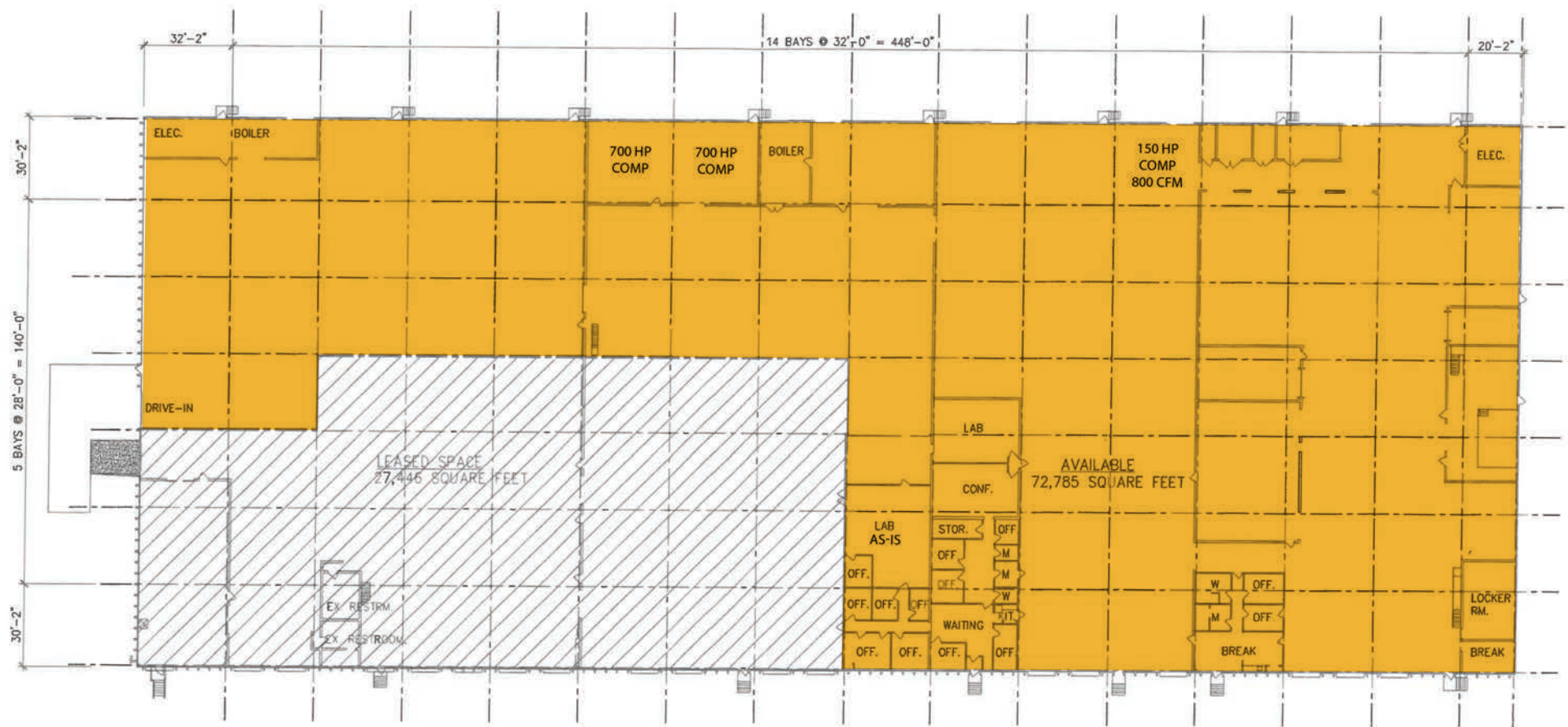


210 Sheldon Road

Building Size:	72,785 SF
Industrial Size:	63,100 SF
Office SF:	9,685 SF
# of Floors:	One (1)
Multi-Tenant:	Yes
Zoning:	Industrial
Parking:	Ample
Clear Height:	20'
Docks:	Six (6)
Drive-In Doors:	One (1)
Power:	1500 KVA/480 Volt 3 Phase
Lease Rate:	\$10.75/SF NNN Office \$4.75/SF NNN Warehouse



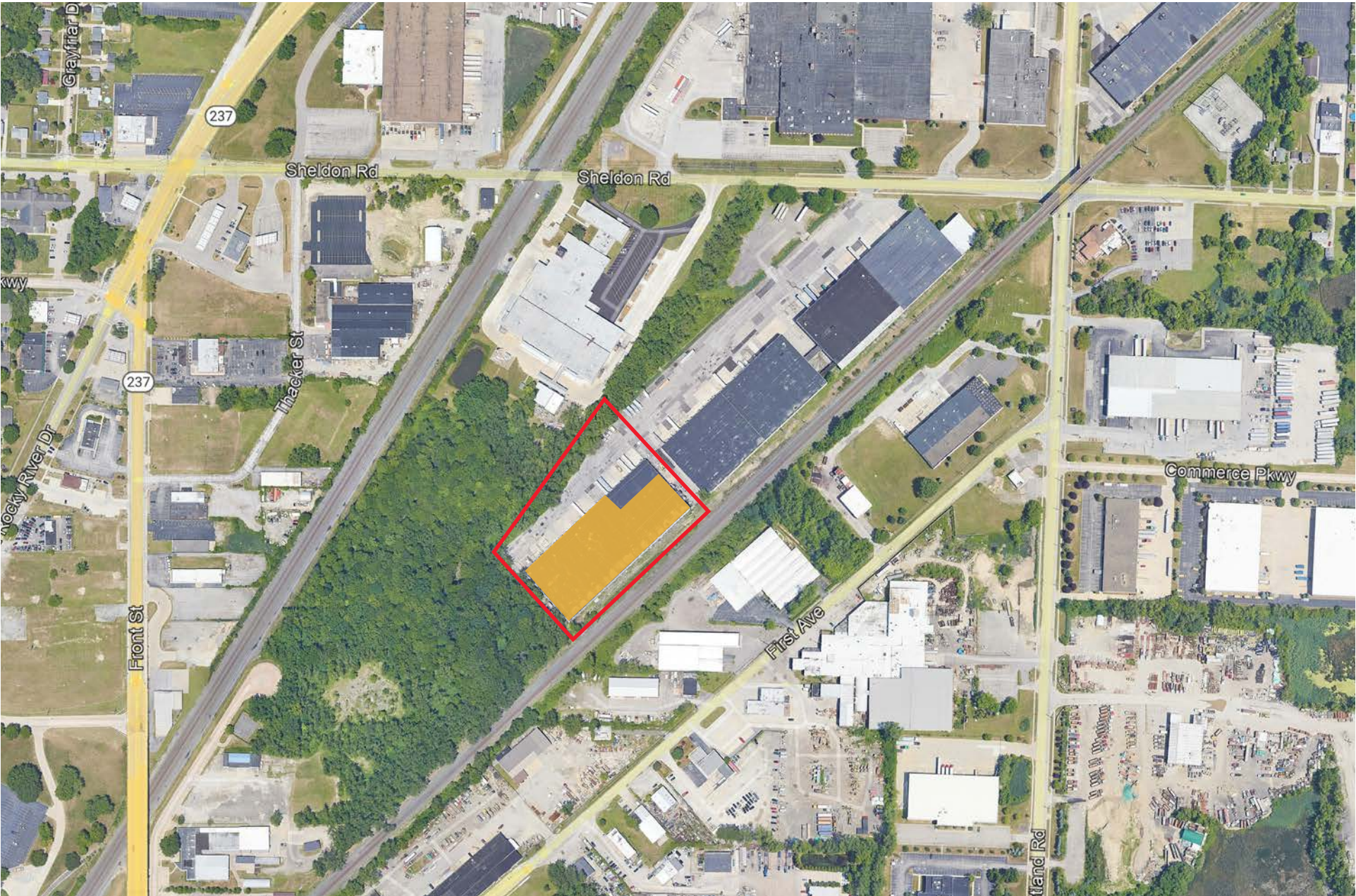
Floor Plan



PROPOSED EXISTING BUILDING / LEASE PLAN
SCALE: N.T.S.



Parcel Map





**210 SHELDON ROAD
BEREA, OHIO 44017**

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