

FOR LEASE

6898 Engle Road

Middleburg Heights, Ohio 44130



MULTI-TENANT INDUSTRIAL FACILITY

24,025 SF AVAILABLE FOR LEASE

FRED W. CHRISTIE / Executive Vice President & Partner Emeritus / +1 216 525 1468 / fchristie@crescorealestate.com

PROPERTY FEATURES



24,025 SF

TOTAL UNIT SIZE

6.0 ACRES

TOTAL SITE SIZE

3,500 SF

TOTAL OFFICE SF

\$10.50/SF NNN

OFFICE LEASE RATE

20,525 SF

TOTAL WAREHOUSE SF

\$5.25/SF NNN

WAREHOUSE LEASE RATE

NNN = \$2.62/SF

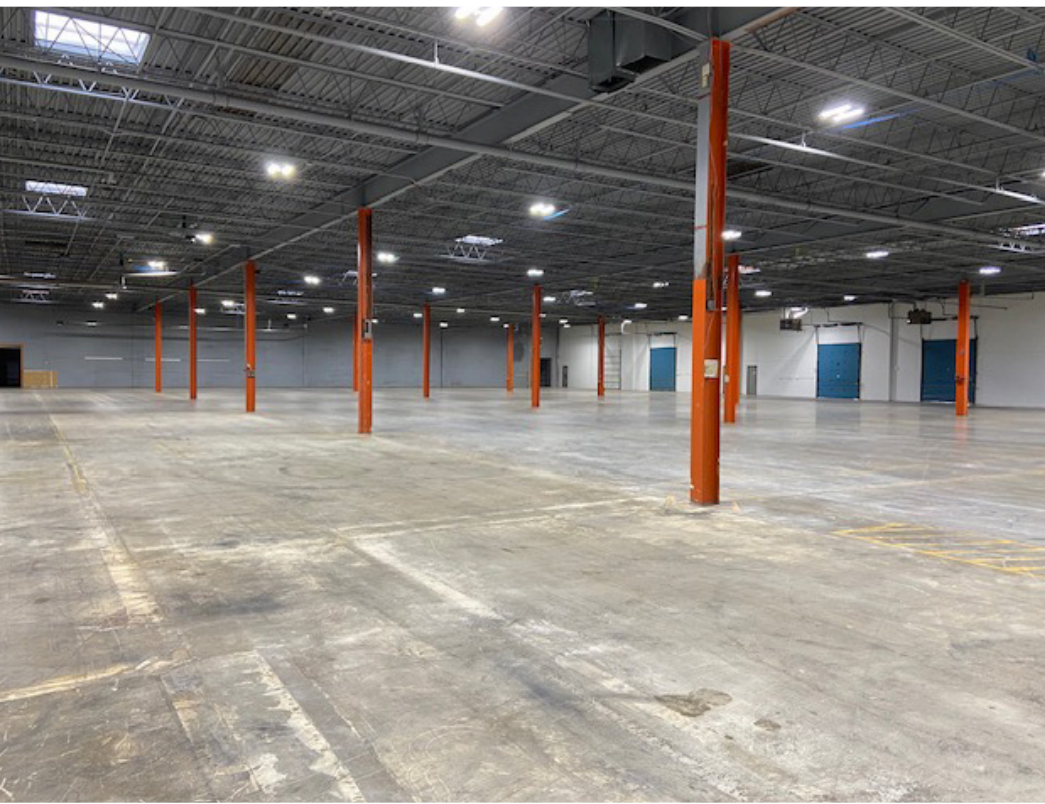
COMMENTS

- 24,025 SF end unit immediately available
- Fully sprinklered
- 2 docks & 1 drive-in door
- 3,500 SF of newly renovated offices

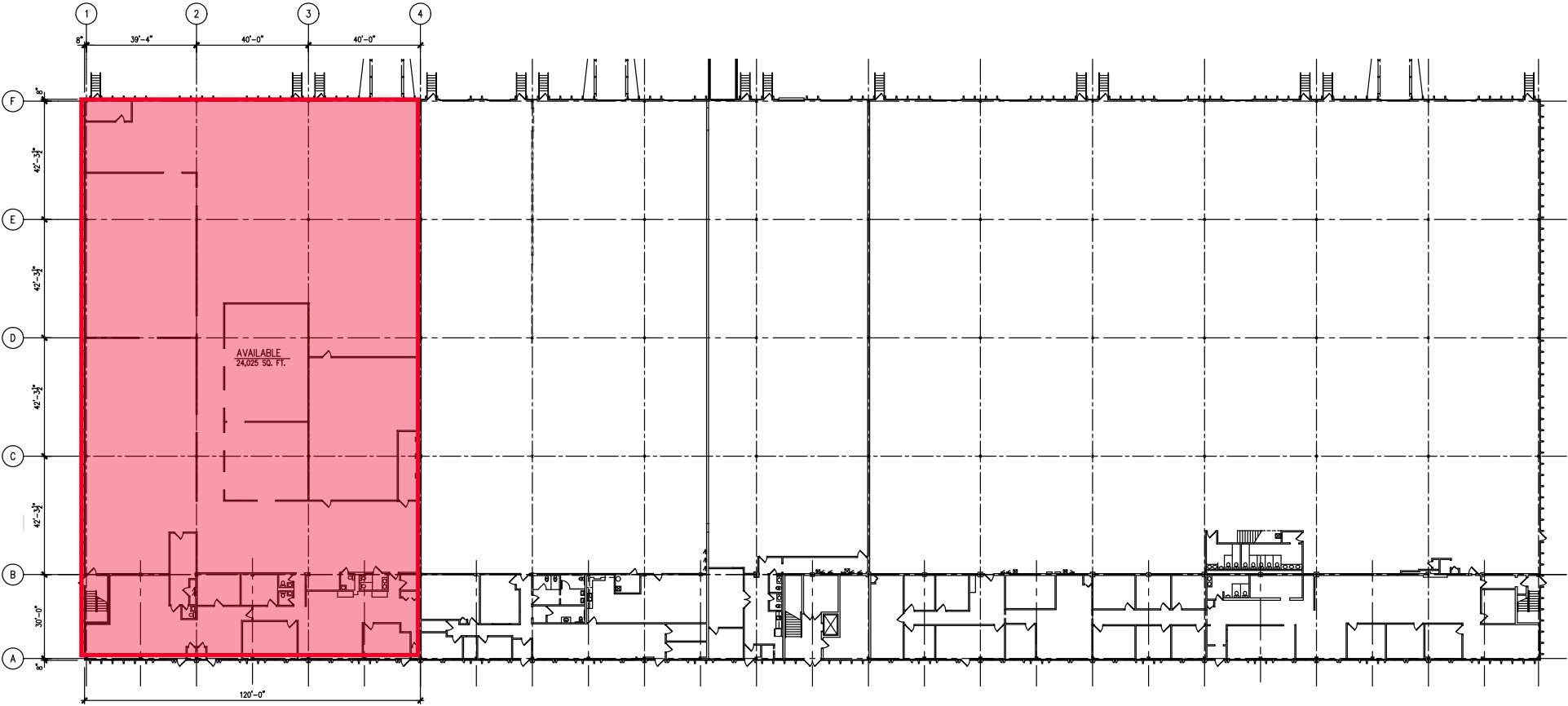
PROPERTY SPECIFICATIONS

CONSTRUCTION:	Tilt Up	CEILING HEIGHT:	18'7"
LIGHTING:	LED	DOCKS:	2
ROOF:	Flat	DRIVE-IN DOORS:	1
FLOOR:	Concrete	PARKING:	Ample parking

PROPERTY PHOTOS



PROPERTY FLOOR PLAN

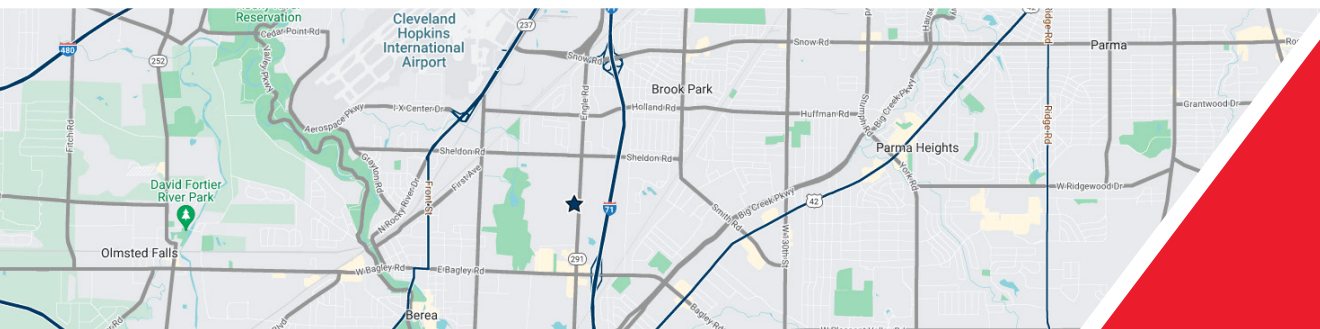


FLOOR PLAN
SCALE: N.T.S.



NORTH

PROPERTY AERIAL MAP



Easy access
to I-480 and I-71

**FRED W. CHRISTIE**

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6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com