

FOR LEASE

830 CANTERBURY ROAD

Westlake, Ohio 44145



PROPERTY HIGHLIGHTS

- 139,288 SF on 19.25 acres
- 21,859 SF available
- Three (3) docks w/levelers available
- 26' - 28' ceiling height
- Easy access to Interstate I-90
- Park-like setting
- 100% sprinklered
- T-5 lighting / LED
- Two (2) drive-ins - Eighteen (18) docks w/levelers
- Close to Crocker Park, lodging and restaurants

**21,859 SF
HIGH-CUBE
INDUSTRIAL
COMPLEX**



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PROPERTY FEATURES



139,288 SF

TOTAL BUILDING SIZE

21,859 SF

AVAILABLE SPACE

\$5.95/SF NNN

BASE LEASE RATE

\$1.40/SF NNN

ESTIMATED EXPENSES

CURRENT AVAILABILITIES

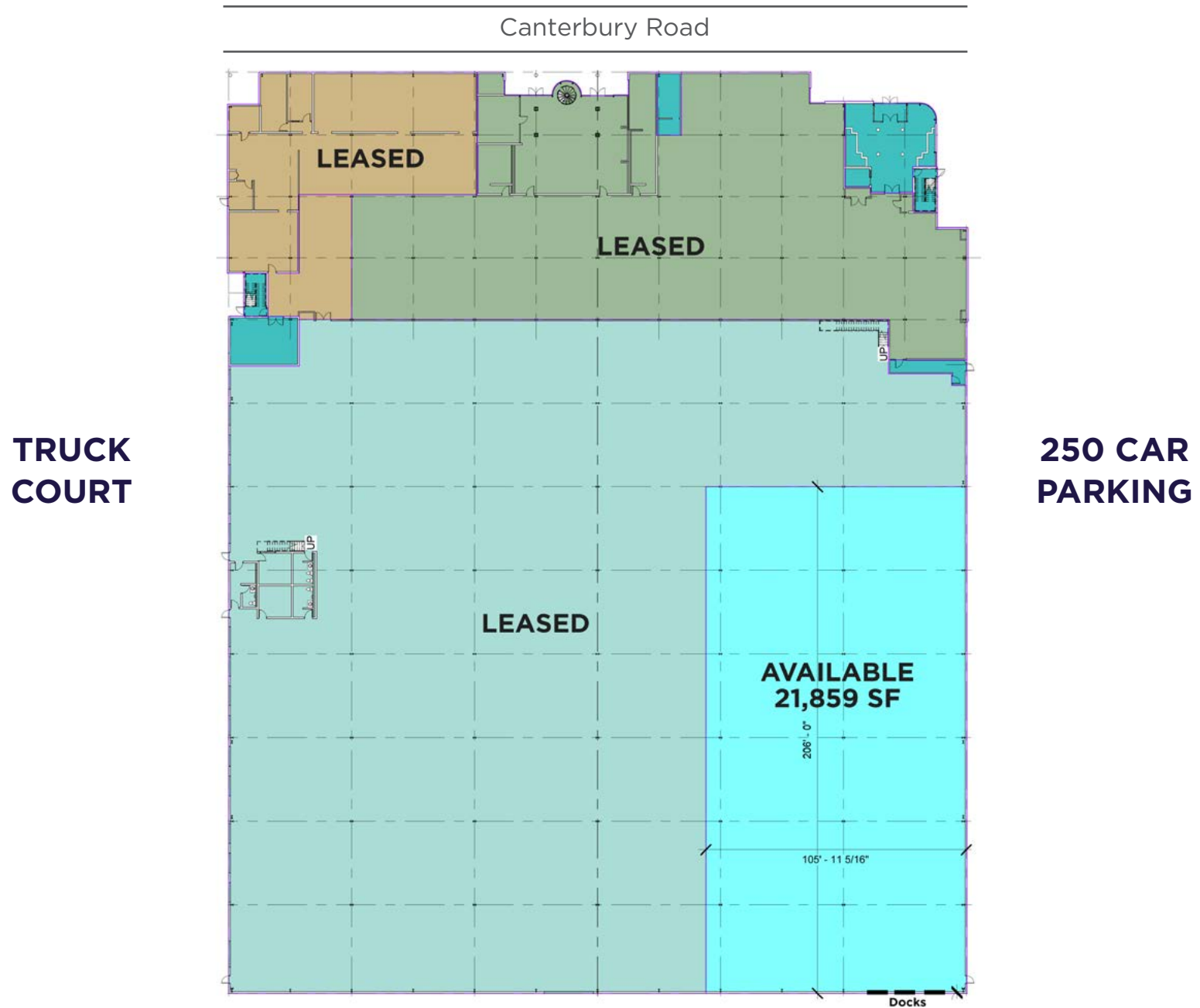
UNIT - REAR

21,859 SF TOTAL SPACE AVAILABLE	TO SUIT OFFICE SPACE	21,859 SF EXISTING WHSE SPACE
100% WET SPRINKLERED	THREE (3) DOCKS W/LEVELER	26' - 28' CLEAR HEIGHT

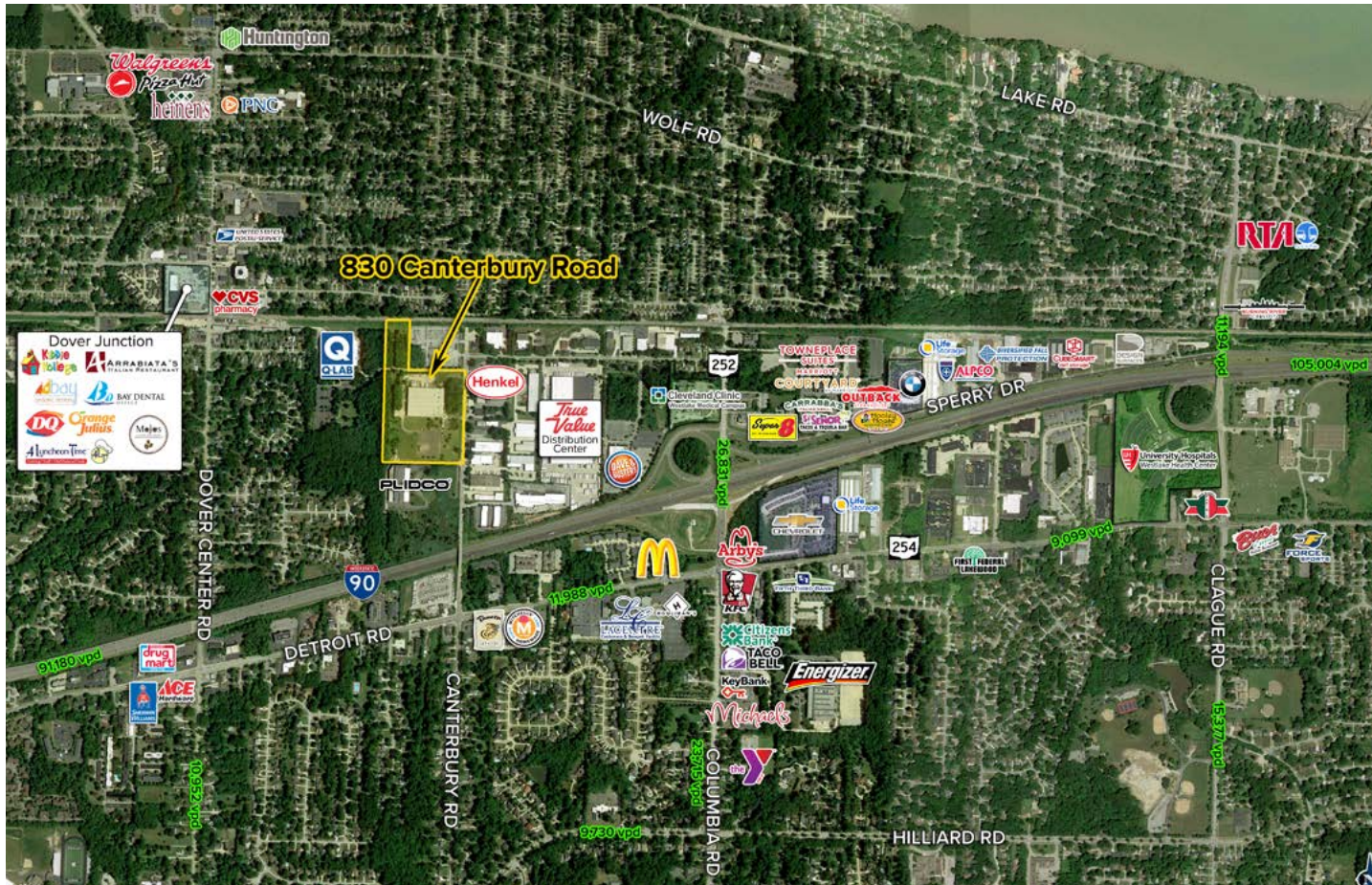
PROPERTY SPECIFICATIONS

TOTAL SF	139,288 SF
OFFICE SF	58,598 SF
WAREHOUSE SF	80,690 SF
AVAILABLE WHSE SF	21,859 SF
YEAR BUILT	1988
YEAR REFURBISHED	2015 / 2022
PARKING	250 cars
CONSTRUCTION	Masonry/Metal
COLUMN SPACING	50' x 35'
CEILING HEIGHT	26' - 28'
LIGHTING	T-5 / LED
FLOORS	6" reinforced concrete
HEAT	Gas
SPRINKLERED	100% Wet
POWER	600A / 480V / 3P
DOCKS	Eighteen (18) w/levelers
DRIVE-INS	Two (2) 10' x 14'; 16' x 14'
CONDITION	Above Standard

PROPERTY FLOOR PLAN



PROPERTY LOCATION





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