

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

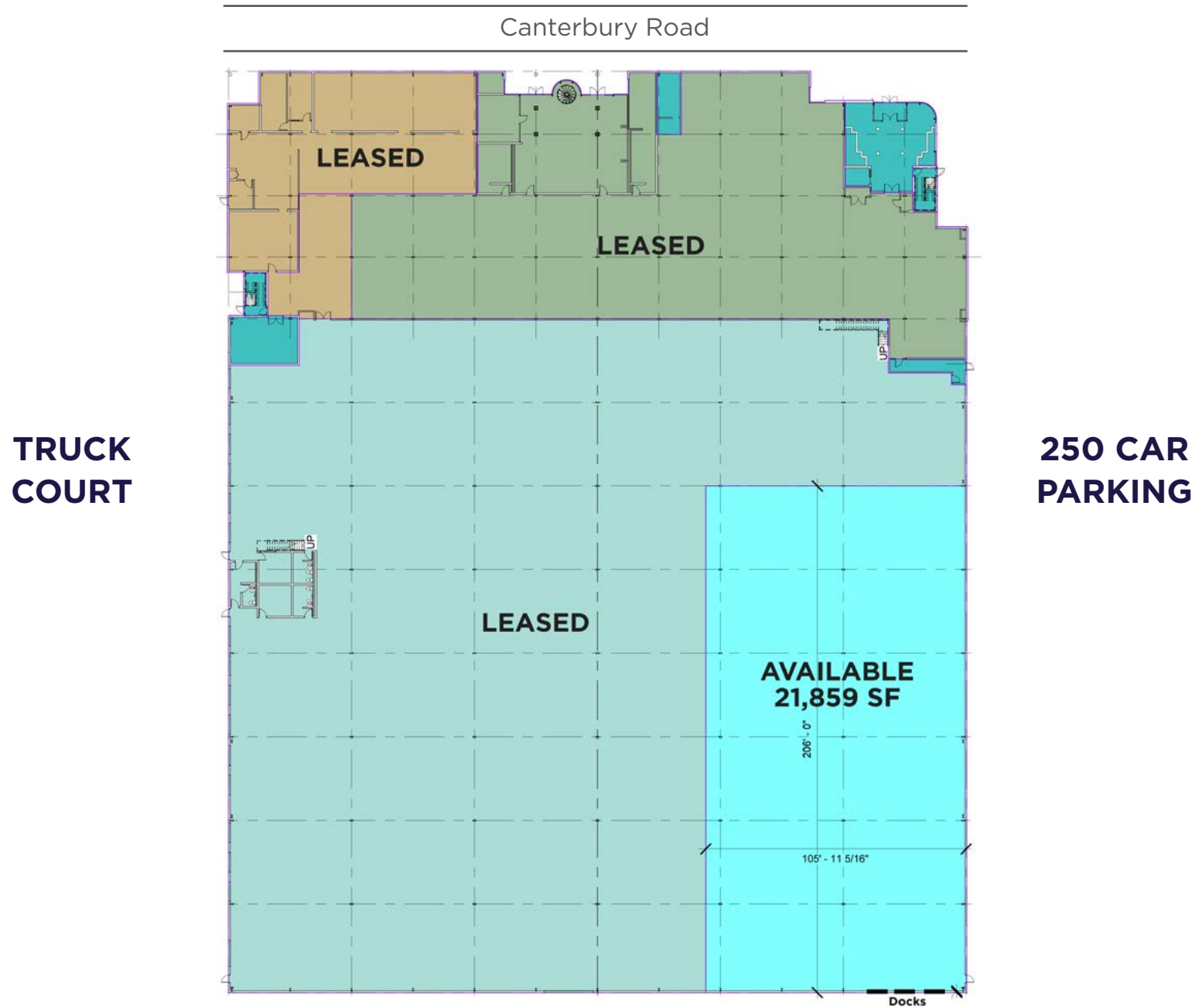
### UNIT - REAR

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

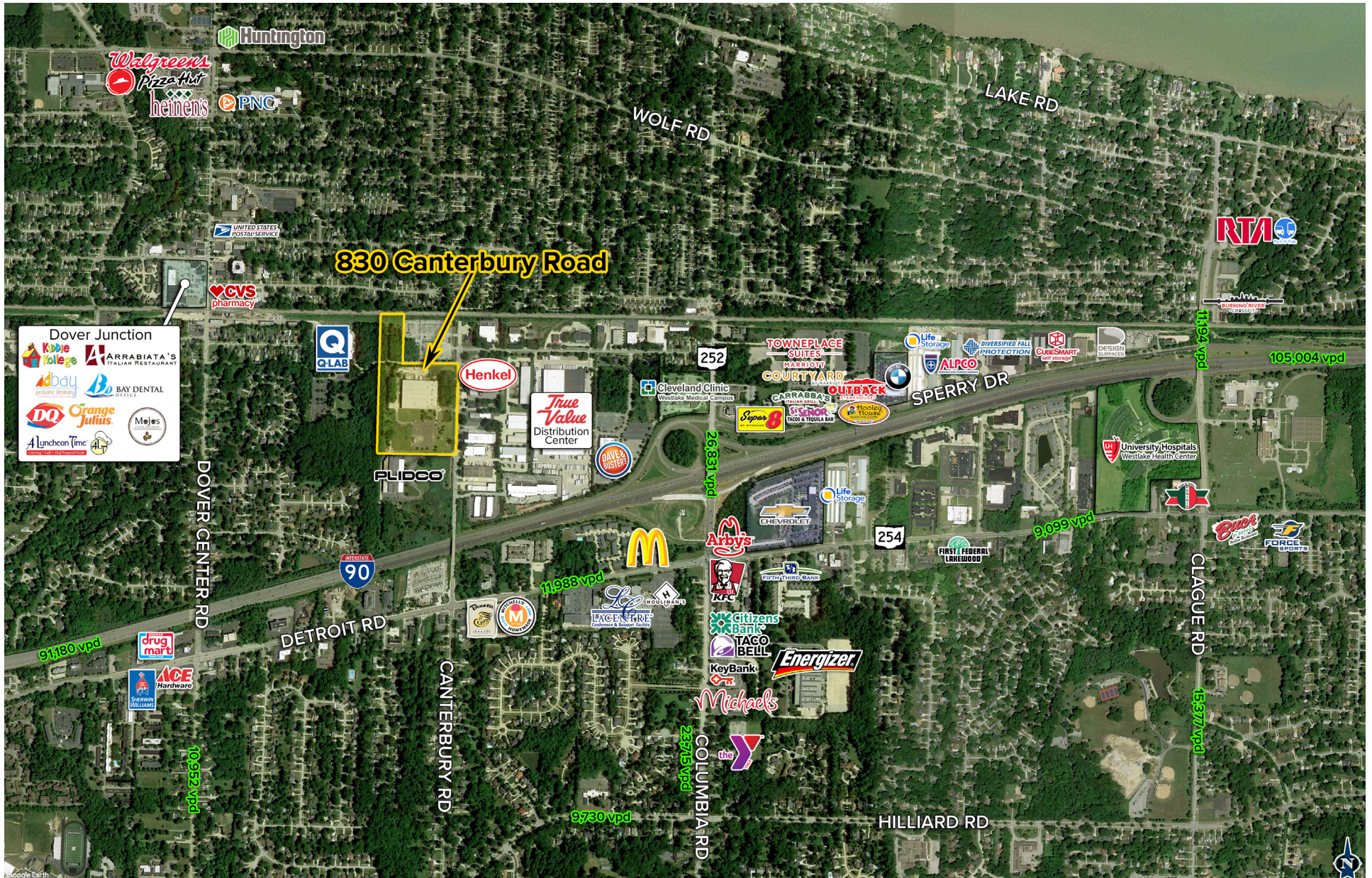
## PROPERTY SPECIFICATIONS

TOTAL SF	139,288 SF
OFFICE SF	58,598 SF
WAREHOUSE SF	80,690 SF
AVAILABLE WHSE SF	21,859 SF
YEAR BUILD	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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