

9,540 SF Freestanding Industrial Building

For Sale or Lease | 8200 E Pleasant Valley, Independence, Ohio 44131





PROPERTY HIGHLIGHTS

- Excellent freestanding office/warehouse building on 4.1 acres in Independence
- Building is expandable by 9,000 SF
- Great highway access to I-77 and I-480 Interchange
- Ample parking for fleet
- Outdoor Pole Lights
- New Roof

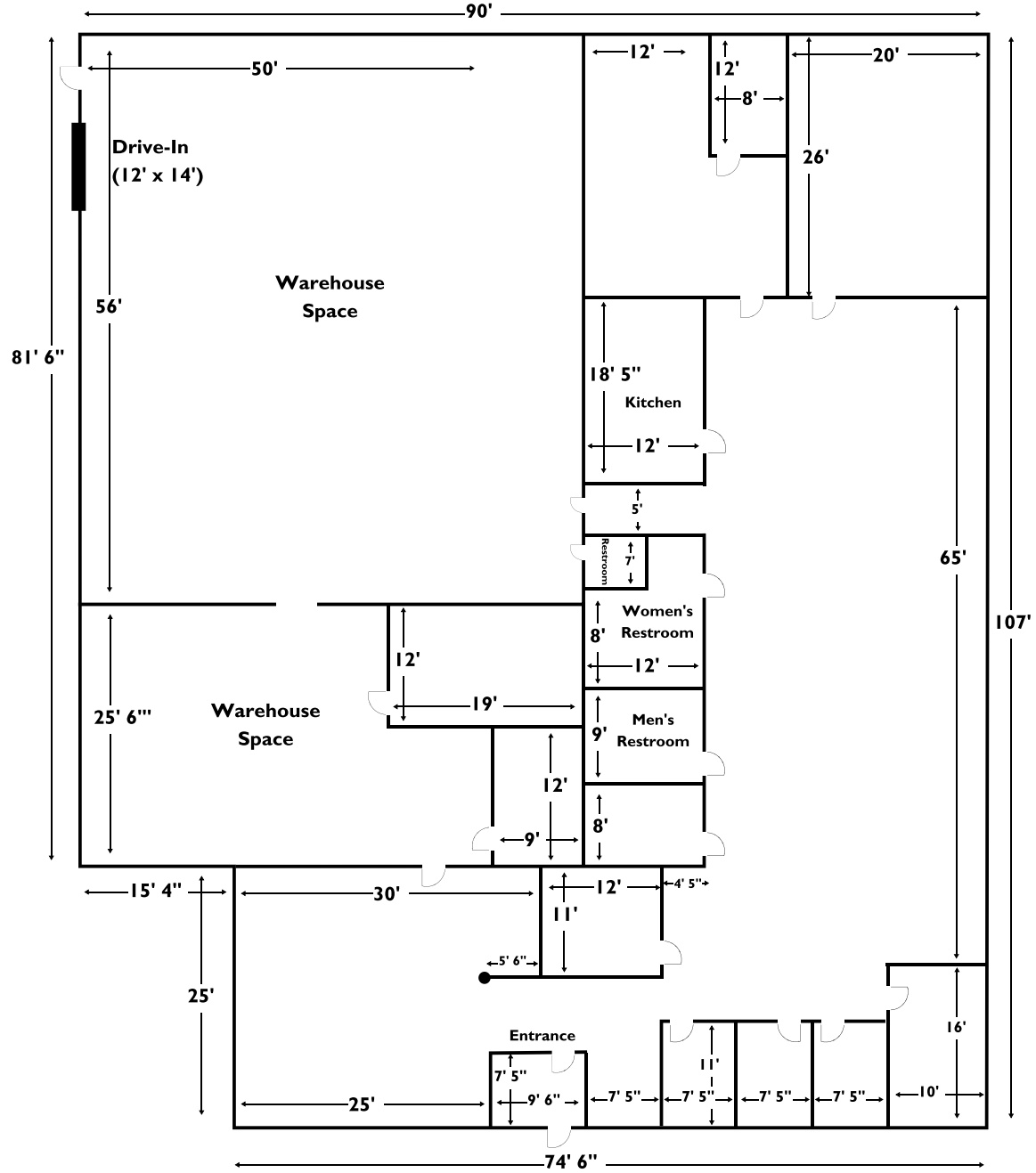
PURCHASE/LEASE RATE

Contact Brokers

Building Specifications

Building Space:	9,540 SF	PPN:	#564-11-018	Parking:	40 Spaces
Available Space:	9,540 SF	Construction:	Metal	Lighting:	Fluorescent & Metal Halide
Industrial Space:	5,460 SF	Ceiling Height:	16'	Power:	208V / 400A / 3P
Office Space:	4,080 SF	Deck Type:	Metal	A/C:	Office Only
Land Size:	4.1 AC	Roof Type:	Metal Deck-Comp	Heat:	Overhead Gas
Year Built (Reno):	1969 (2007)	Drive-In Door:	One (1) 14' x 12'	Sprinkler:	No

Floor Plan



Parcel Map | #564-11-018





Photos







8200 E PLEASANT VALLEY

120,845
 Population
 (2025 | 5 Mile)

44.2
 Median Age
 (2025 | 5 Mile)

51,753
 Households
 (2025 | 5 Mile)

\$113,230
 Household Income
 (2025 | 5 Mile)

5,520
 Total Businesses
 (2025 | 5 Mile)

78,280
 Total Employees
 (2025 | 5 Mile)



**8200 E PLEASANT VALLEY
INDEPENDENCE, OHIO 44131**

MAUREEN ANTER-RESSLER

Vice President

mressler@crescorealestate.com

+1 216 525 1494

ISABEL DEROBERTS

Vice President

ideroberts@crescorealestate.com

+1 216 232 4103



Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200

Cleveland, Ohio 44131

crescorealestate.com

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