

FOR LEASE

# MARKET PLACE BUSINESS PARK

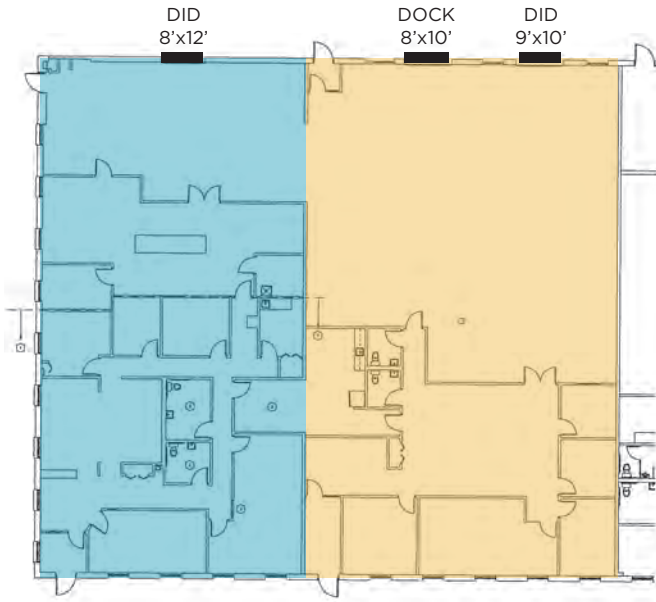
Broadview Heights, Ohio 44147



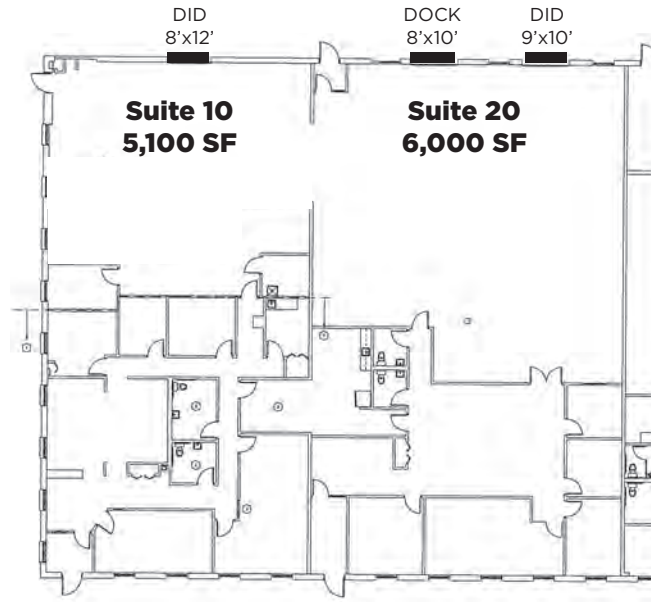
# OVERALL BUILDING PLAN

## 3201 E ROYALTON ROAD

### Existing



### Potential Conversion



### LEASE RATE

WAREHOUSE  
\$6.00/SF NNN

OFFICE  
\$10.50/SF NNN

### NNN

\$4.01/SF



### Property Specifications

**Total Building Size:**  
24,200 SF

**Year Built:**  
1981

**Zoning:**  
E-2 Light Industrial

**Parking Spaces:**  
52

**Clear Height:**  
18'6"

**Lighting:**  
LED

**Heat:**  
Overhead Gas Unit

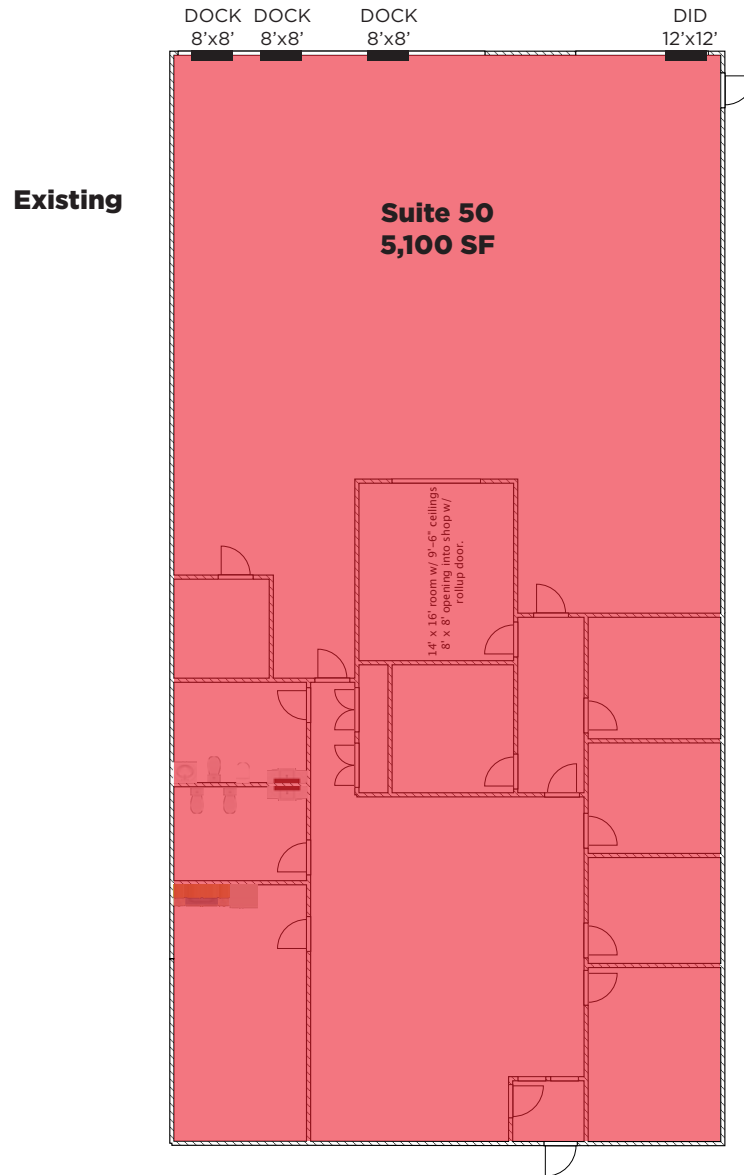
### Current Availability

**Suite 10:**  
5,100 SF

**Suite 20:**  
6,000 SF

# OVERALL BUILDING PLAN

## 3201 E ROYALTON ROAD



### Property Specifications

**Total Building Size:**  
24,200 SF

**Year Built:**  
1981

**Zoning:**  
E-2 Light Industrial

**Parking Spaces:**  
52

**Clear Height:**  
18'6"

**Lighting:**  
LED

**Heat:**  
Overhead Gas Unit

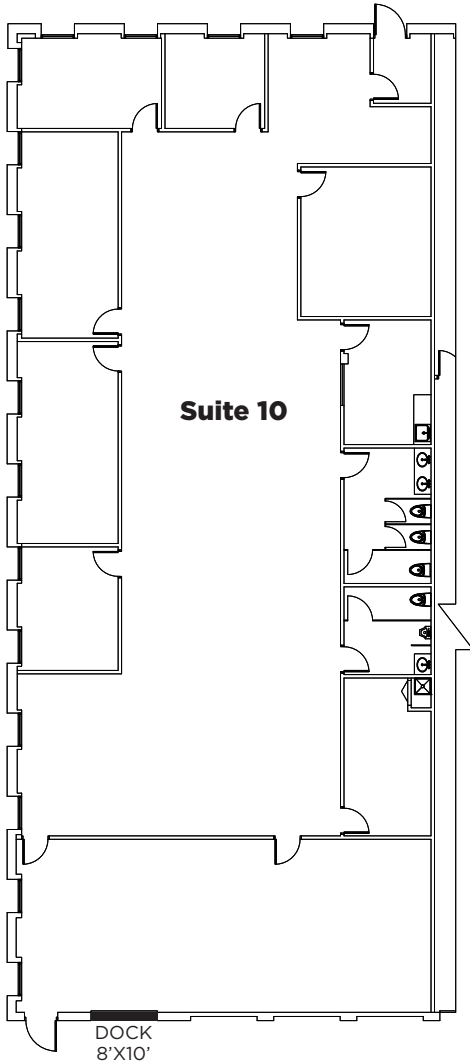
### Current Availability

**Suite 50:**  
5,100 SF

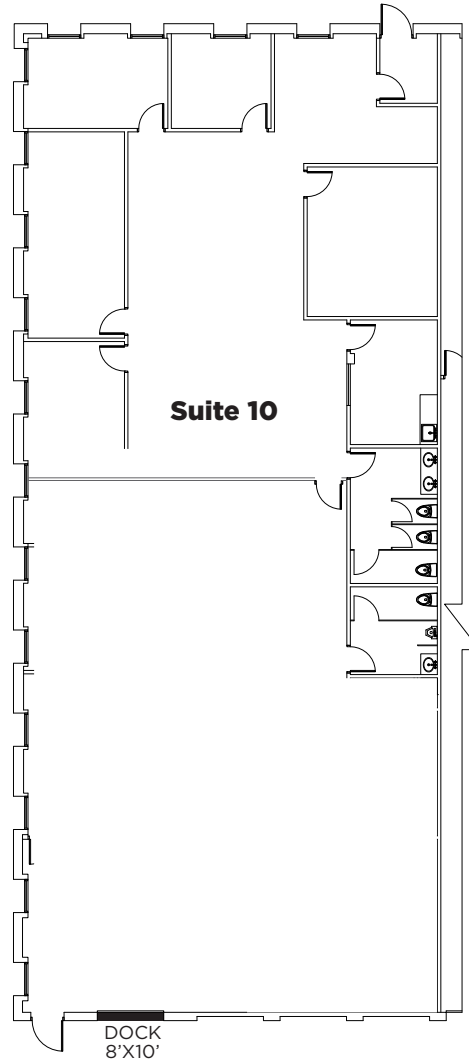
# OVERALL BUILDING PLAN

## 3301 E ROYALTON ROAD

### Existing



### Potential Conversion



### Property Specifications

**Total Building Size:**  
29,040 SF

**Year Built:**  
1981

**Zoning:**  
E-2 Light Industrial

**Parking Spaces:**  
54

**Clear Height:**  
18'6"

**Lighting:**  
LED

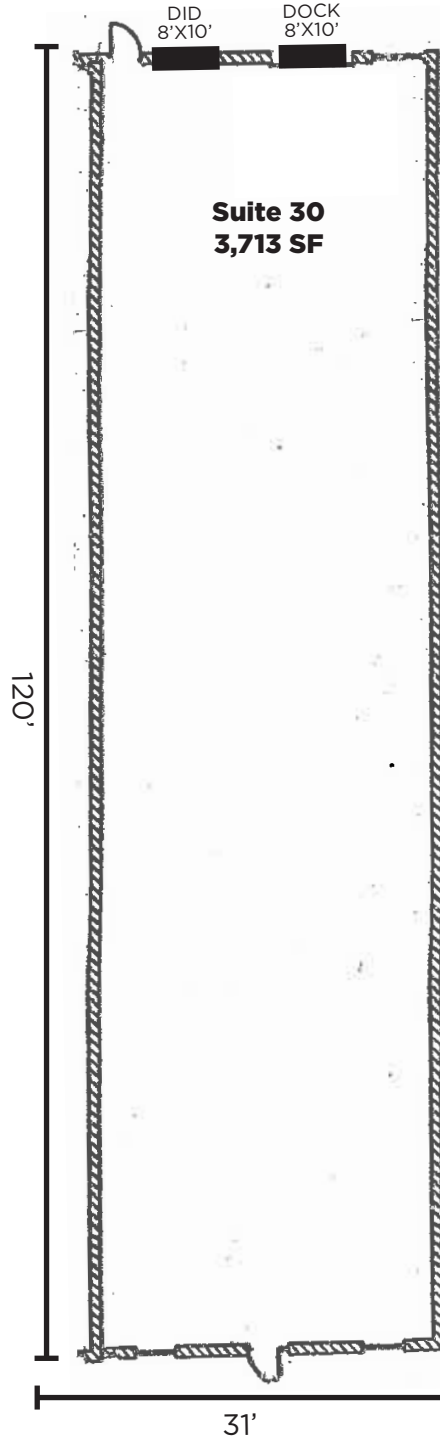
**Heat:**  
Overhead Gas Unit

### Current Availability

**Suite 10:**  
6,120 SF

# OVERALL BUILDING PLAN

## 9200 MARKET PLACE



### Property Specifications

**Total Building Size:**  
29,040 SF

**Year Built:**  
1983

**Zoning:**  
E-2 Light Industrial

**Parking Spaces:**  
49

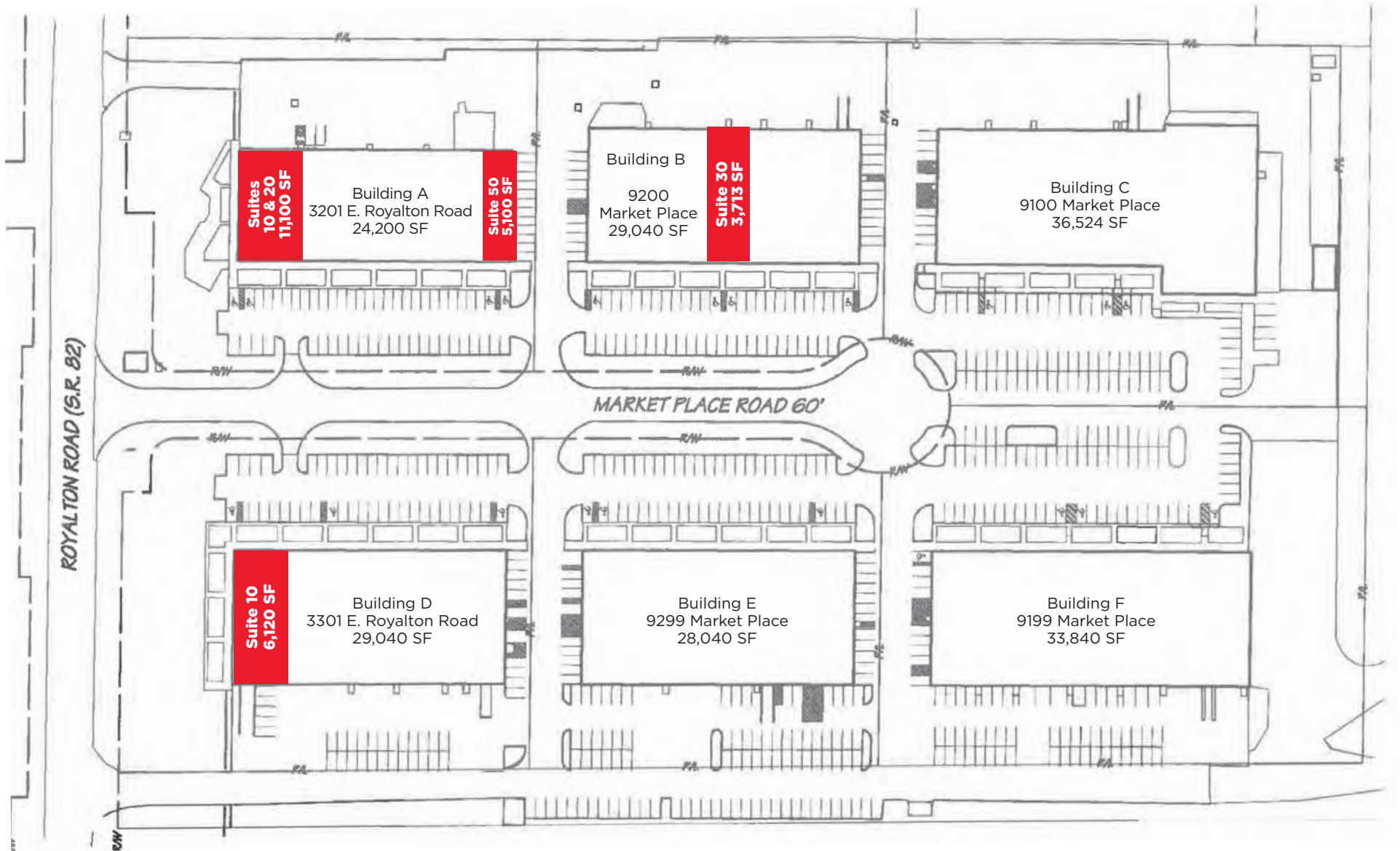
**Lighting:**  
LED

**Heat:**  
Overhead Gas Unit

### Current Availability

**Suite 30:**  
3,713 SF

# OVERALL SITE PLAN



# PROPERTY PHOTOS



# AERIAL PHOTO







# MARKET PLACE BUSINESS PARK BROADVIEW HTS, OHIO 44147

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