

Prime Owner-User Flex Opportunity

For Lease and Sale: 9011 Freeway Drive, Macedonia, Ohio 44056



9011 Freeway Drive

- Flexible Lease or Owner-User Opportunity – Individual suites available or acquire the entire 30,057 SF building.
- Functional Flex Space – Office/warehouse mix with dock doors, drive-in doors, 3-phase power, and up to 17' clear heights.
- Prime Macedonia Location – Immediate access to I-271 and SR-82 with strong visibility in the Southeast Cleveland submarket.

Sale & Lease Price: Contact Broker



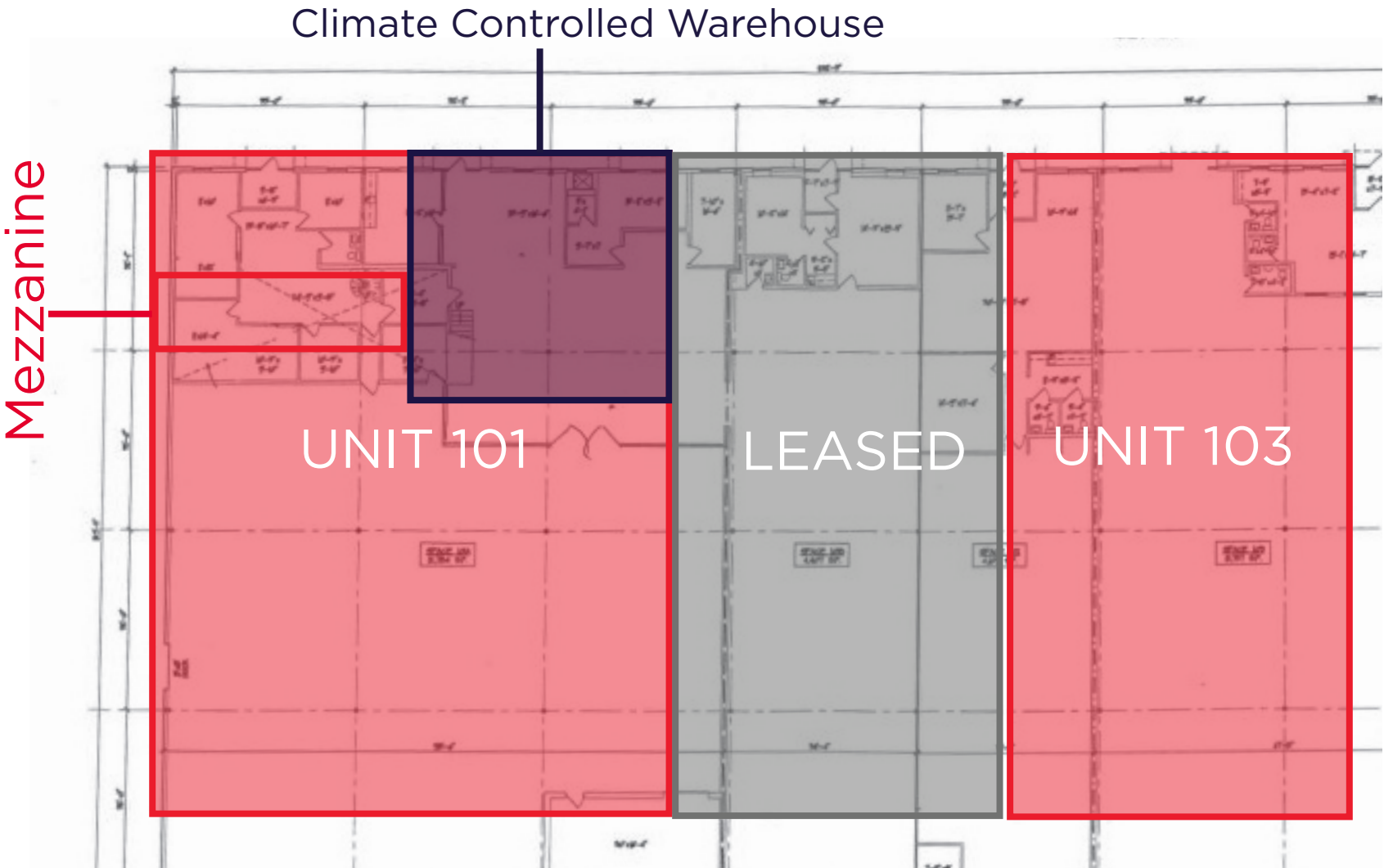
Quick Stats

Year Built	1979
Construction	Masonry/Steel
Power	200A/208V/3-Phase
Lighting	Fluorescent/LED
Heat	Overhead Gas Unit

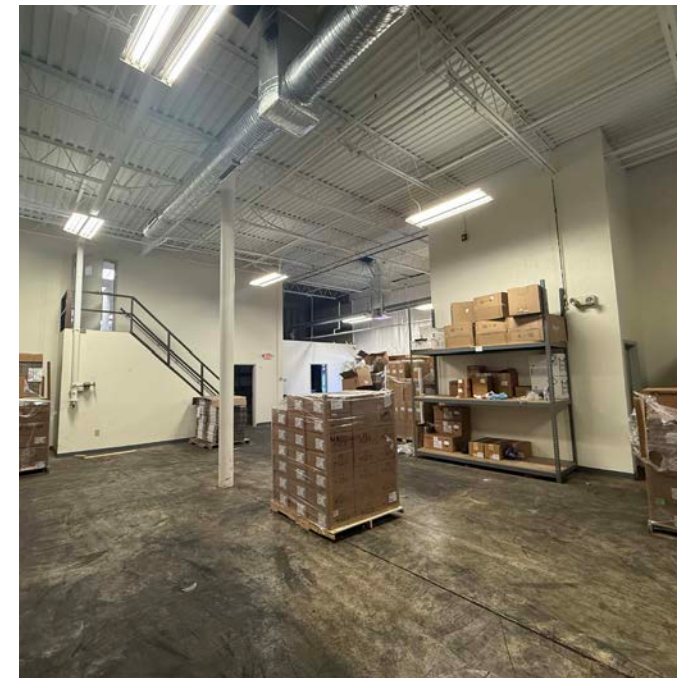


Floorplan

Unit	Total SF	Office SF	Warehouse SF	Docks	Drive-In Doors	Notes
101	12,784 SF	1,500 SF (includes 960 SF mezzanine)	11,284 SF	(3) - 8'; (1) - 12'	(1) - 12'	16'-17' Clear Height
103	8,757 SF	757 SF	8,000 SF	(1) - 8'; (1) - 10'	(1) - 8'	16'-17' Clear Height
TOTAL	21,541 SF	2,257 SF	19,284 SF			



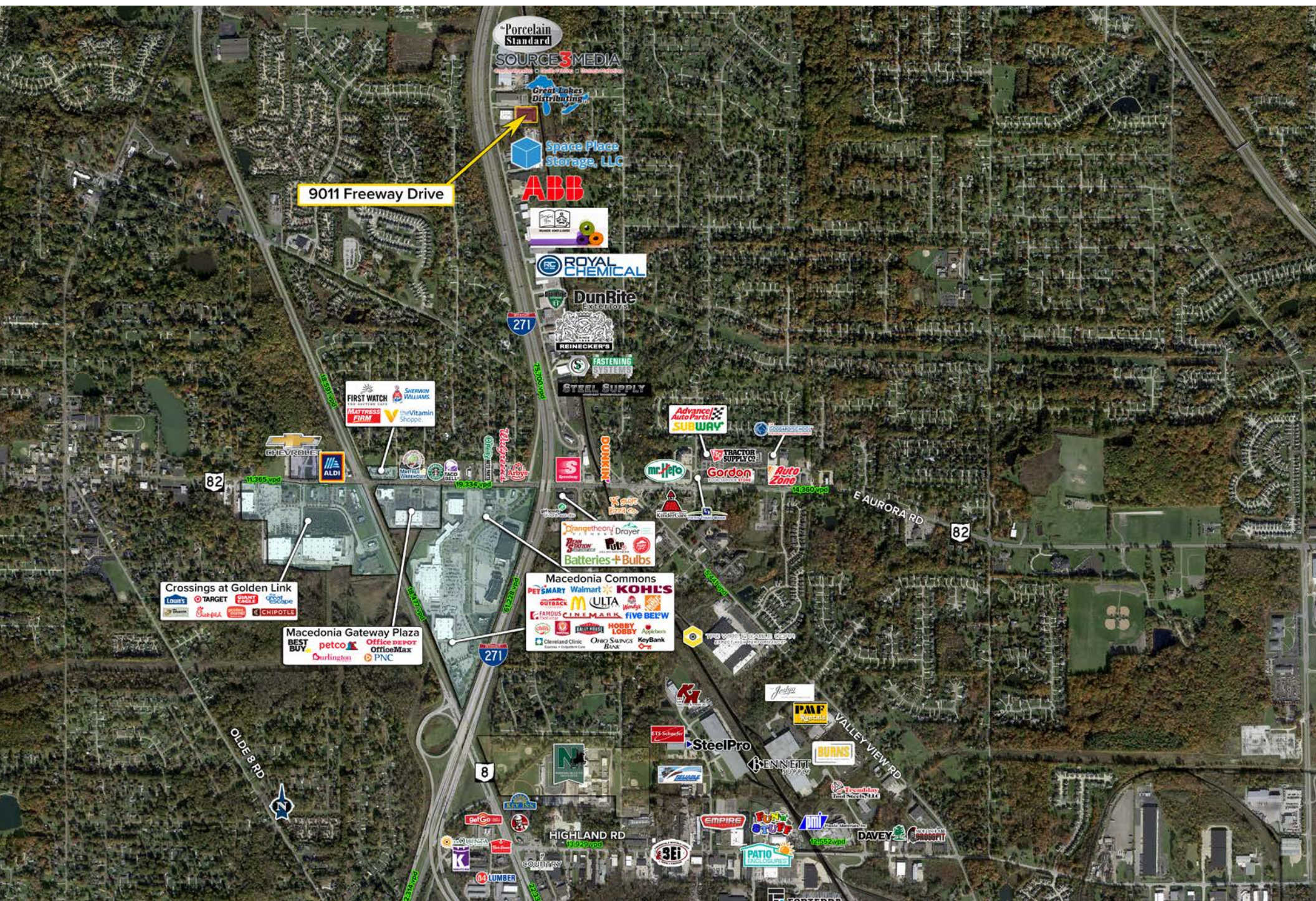
Property Photos - Unit 101



Property Photos - Unit 103



Amenities Aerial





**9011 FREEWAY DRIVE
MACEDONIA, OH 44052**

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