

**FOR SALE OR LEASE**

**5446 DUNHAM ROAD  
MAPLE HEIGHTS, OHIO 44137**

Centrally-located 57,560 SF mixed-use facility for sale  
near I-480 within Cleveland's Industrial Corridor.  
Approximately 37,570 SF is available for lease.

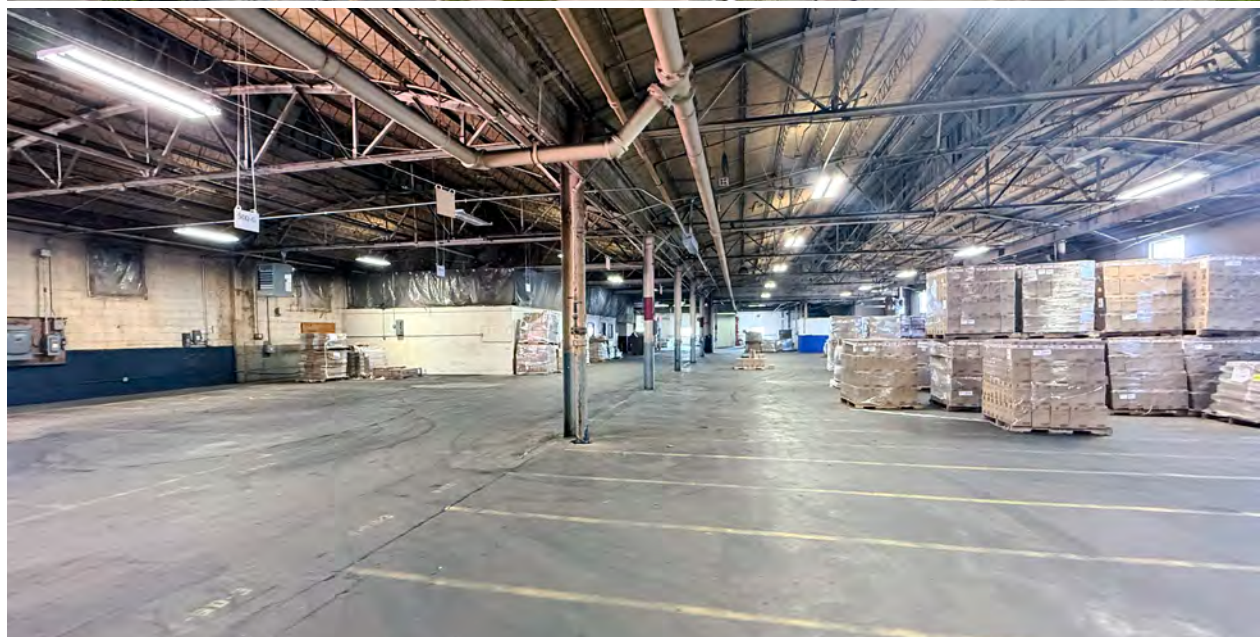


# PROPERTY INFORMATION

- Owner-user opportunity featuring 37,570 SF available for immediate occupancy, plus additional income from two existing tenants occupying approximately 12,700 SF. An additional 7,290 SF of second-floor office space is also available for occupancy or future expansion.
- Centrally-located; minutes from I-480 and within an industrial heavy area

## QUICK STATS

|                |                        |
|----------------|------------------------|
| Building SF    | 57,560 SF              |
| Floors         | Two (2)                |
| Occupancy      | 22%                    |
| Land Area      | 2.39 Acres             |
| Clear Height   | 14'                    |
| Column Spacing | 20' x 44'              |
| Docks          | Three (3)              |
| Drive-In Doors | Six (6)                |
| Power          | 800A / 480V / 3P       |
| Lighting       | Fluorescent            |
| Heat           | Overhead Gas / Radiant |
| Sprinkler      | Yes                    |



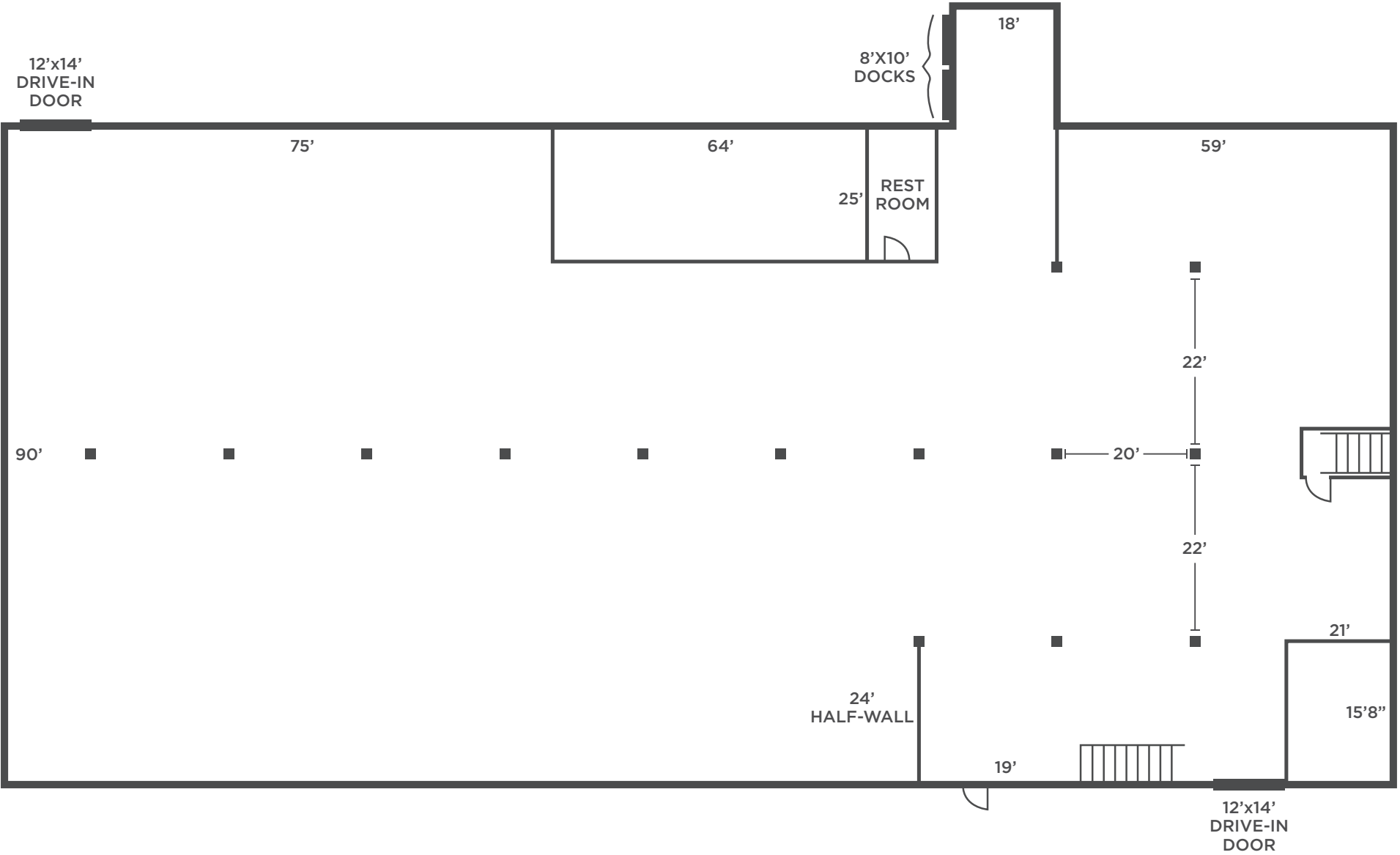
## AVAILABILITY

| UNIT # | SF                                                  | Docks   | Drive-In Doors |
|--------|-----------------------------------------------------|---------|----------------|
| 1      | 20,000 SF<br>(2,000 SF Office, 18,000 SF Warehouse) | Two (2) | Two (2)        |
| 2      | 17,570 SF                                           | One (1) | One (1)        |

**Sale Price: \$875,000 | Lease Rate: \$4.00/SF NNN**

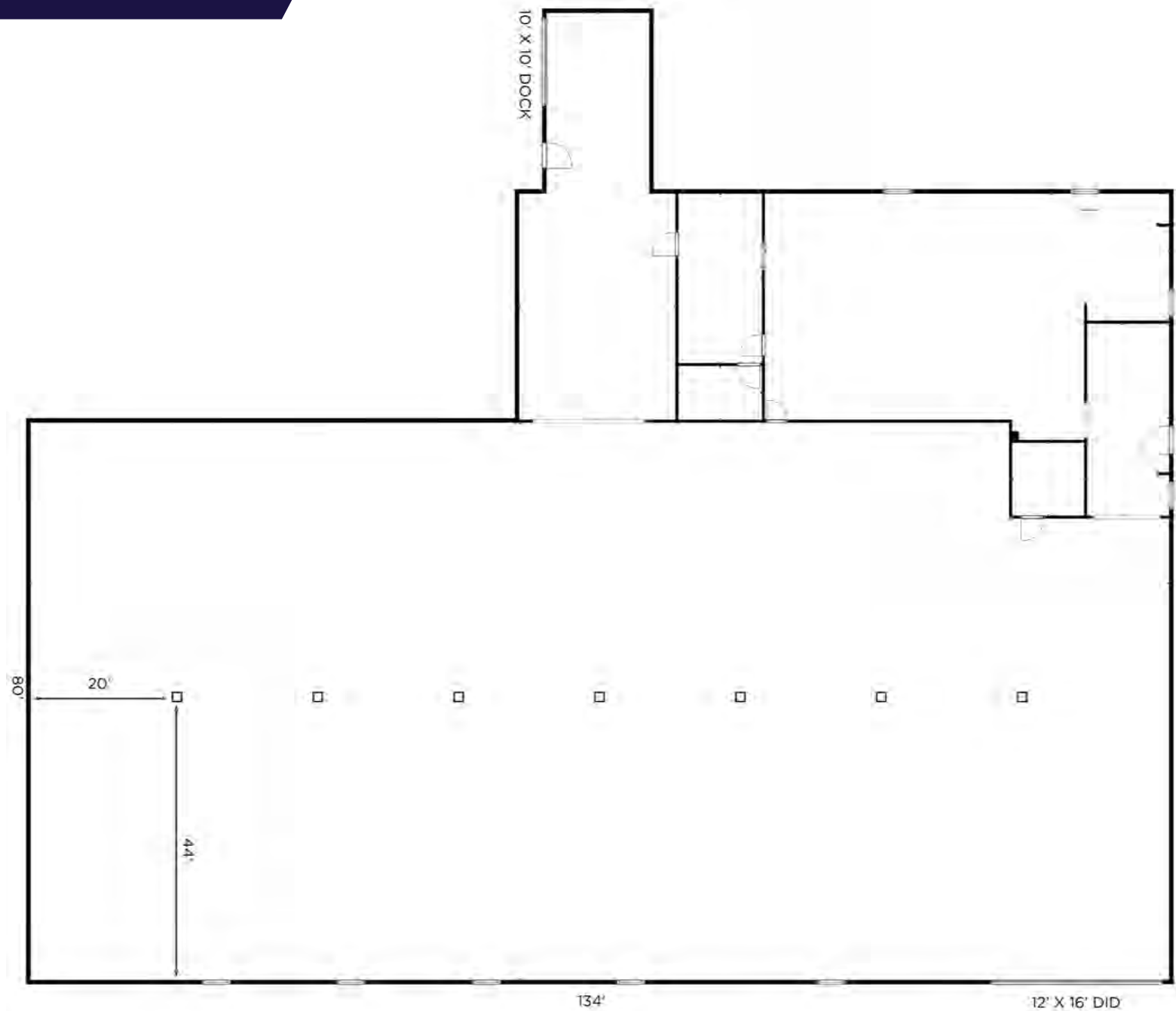
# UNIT 1 LAYOUT

## 20,000 SF

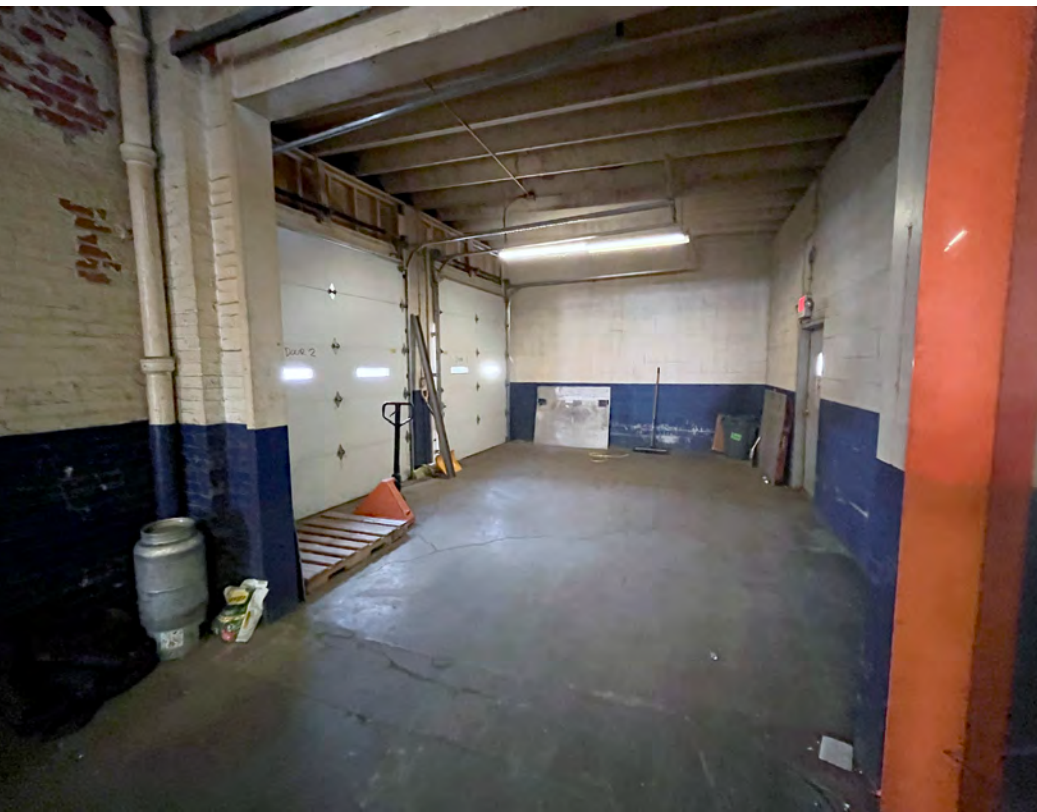


# UNIT 2 LAYOUT

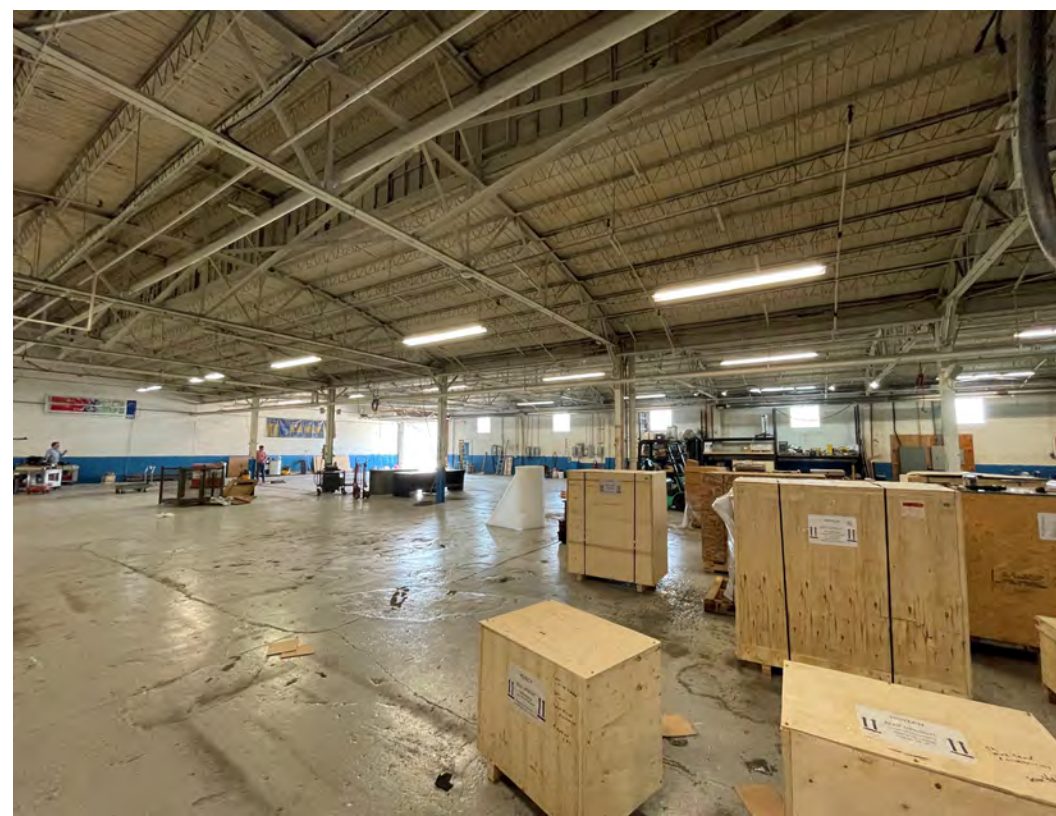
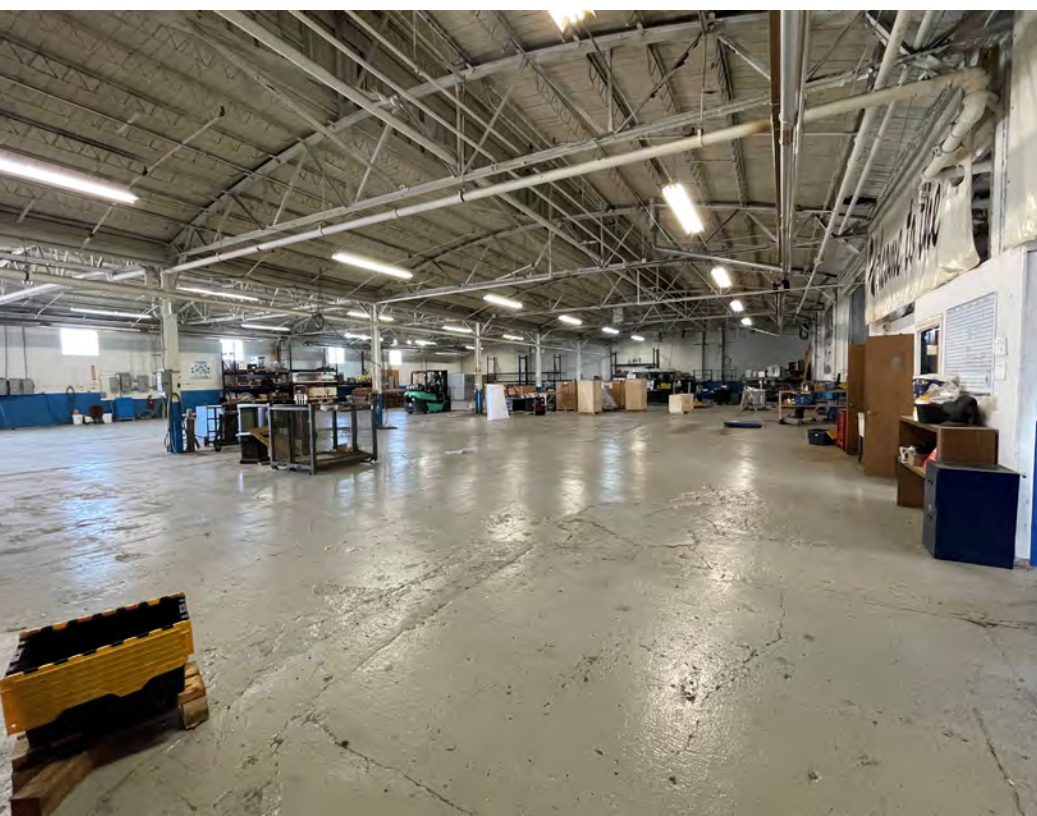
## 17,570 SF



# UNIT 1 PHOTOS



# UNIT 2 PHOTOS



# AERIAL PHOTOS





# 5446 DUNHAM ROAD MAPLE HEIGHTS, OHIO 44137

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