

FOR LEASE

**9733 YORK BETA DRIVE
NORTH ROYALTON, OHIO 44133**

High-image, new construction warehouse with heavy power and ability for more, located in the York Alpha Industrial Park, just three (3) miles east of I-71 and near Route 82.



PROPERTY INFORMATION

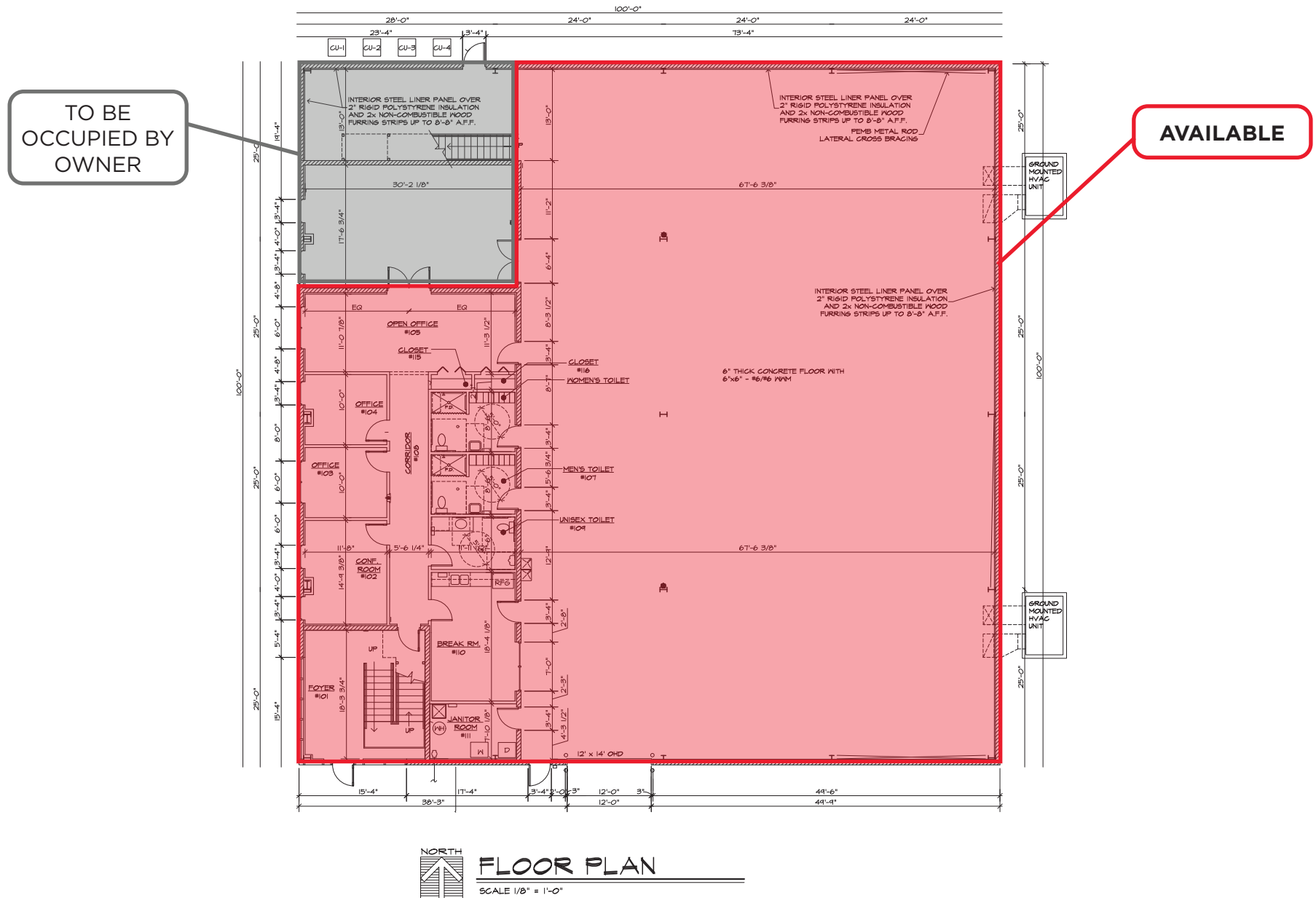
QUICK STATS

Building SF	10,000 SF
Available SF	9,100 SF
Industrial SF	7,000 SF
Office SF	2,100 SF
Year Built / Renovated	2022 / 2026
Land Area	1.0 Acre
Parking	14 Spaces
Clear Height	22'
Column Spacing	25' x 50'
DID	One (1) - 12' x 14'
Power	1200A / 480V / 3P with the ability for more
Roof Type	Standing Seam Metal
Lighting	LED
A/C	100%
Heat	HVAC
Zoning	General Industrial

Lease Rate: \$11.00/SF NNN



BUILDING FLOOR PLAN



OFFICE PHOTOS



BUILDING PHOTOS



MARKET
AERIAL





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