

Lease Rate Reduced!



Property Specifications

TOTAL SF:	12,040 SF
OFFICE SF:	2,720 SF
SHOP SF:	9,320
LEASABLE SPACE:	12,040 SF at \$9,680.00/Month
MINIMUM DIV SF:	2,550 SF
SPACE CONFIGURATIONS:	Flexible
CEILING HEIGHT:	14' / 16'
DRIVE-IN DOORS:	Four (4) - Two (2) 12' x 14' & Two (2) 12' x 12'
POWER:	Three (3) 200 A / 208 V / 3 phase services Fed by one (1) 75 KVA 208/120 V transformer
HEAT:	Radiant floor heat in shop areas Radiant floor and combination units in the office Combination wall units in shop offices
AIR CONDITIONING:	Offices only
ASKING SALE PRICE:	No price quoted - Lease preferred
LEASE RATE:	\$9.65/SF NNN - Entire building Pricing may vary based on configuration, required tenant improvements, and term.

- Multiple layouts available for consideration - Come see what works for you!
- Building was built to accommodate three (3) tenants with each unit having its own separate gas and electric meters
- Building is extremely energy efficient
- Excellent access to I-90 via Nagel Road
- Potential clean room available

KEVIN M. KELLY

Executive Vice President & Partner
 Emeritus
 +1 216 525 1480
kkelly@crescorealestate.com

6100 Rockside Woods Blvd.Ste. 200
 Cleveland, Ohio 44131
 Main: +1 216 520 1200
crescorealestate.com

Aerial / Location Map



KEVIN M. KELLY
Executive Vice President &
Partner Emeritus
+1 216 525 1480
kkelly@crescorealestate.com

6100 Rockside Woods Blvd. Ste. 200
Cleveland, Ohio 44131
Main: +1 216 520 1200
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



1431 Lear Industrial Parkway
Avon, Ohio 44011

This architectural floor plan depicts a building with a complex layout of rooms and corridors. The overall dimensions are 100' by 72'. The plan includes several rooms with specific dimensions: a 12' x 12' OH Door, a 12' x 14' OH Door, a 12' x 14' OH Door, a 16' x 10'6" room, a 10'7" room, a 10'4" room, a 15'5" room, a 10' room, a 10' room, a 12'3" room, a 15'6" room, a 14' room, a 16'3" room, an 18'9" room, an 8'3" room, an 11'8" room, and an 11'4" room. There are also two F.D. Bath rooms, each with a 'SEE Supply Line' note. The plan is marked with various dimensions and room labels, including 'OH Door' (Overhead Door) and 'F.D. Bath' (Fire Department Bath). The layout is divided into several sections by walls and doors, with a central corridor area. The plan is oriented with the 100' dimension running horizontally and the 72' dimension running vertically.

6100 Rockside Woods Blvd. Ste. 200
Cleveland, Ohio 44131
Main: +1 216 520 1200
crescorealestate.com

Independently Owned and Operated / Notwithstanding the Submittal and Waiver of the Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

AVAILABLE

1431 Lear Industrial Parkway
Avon, Ohio 44011

Warehouse Area A



Warehouse Area B



Warehouse Area C



Southeast Elevation



KEVIN M. KELLY
Executive Vice President &
Partner Emeritus
+1 216 525 1480
kkelly@crescorealestate.com

6100 Rockside Woods Blvd. Ste. 200
Cleveland, Ohio 44131
Main: +1 216 520 1200
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Conference Room



General Office Area



Office



General Office Area



KEVIN M. KELLY
Executive Vice President &
Partner Emeritus
+1 216 525 1480
kkelly@crescorealestate.com

6100 Rockside Woods Blvd. Ste. 200
Cleveland, Ohio 44131
Main: +1 216 520 1200
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.