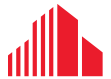


FOR LEASE

7555 E. PLEASANT VALLEY ROAD

Independence, Ohio 44131



**CUSHMAN &
WAKEFIELD**



40,052 SF BUILDING

WITH 4,031 SF OFFICE/WAREHOUSE SPACE AVAILABLE APRIL 30, 2027

PROPERTY FEATURES



40,052 SF

TOTAL BUILDING SIZE

\$11.50/SF NNN

OFFICE LEASE RATE

4.07 ACRES

TOTAL SITE SIZE

\$6.50/SF NNN

WAREHOUSE LEASE RATE

PROPERTY SPECIFICATION

TOTAL SF	40,052 SF
CONSTRUCTED	1996
LIGHTING	Fluorescent/LED
HEAT	HVAC & Overhead Gas
ROOF	New 2020

CURRENT AVAILABILITIES

UNIT 160

4,031 SF

TOTAL SPACE
AVAILABLE

2,014 SF

OFFICE
SPACE

2,017 SF

WAREHOUSE
SPACE

**200A/
240V/3P**

ELECTRICAL
SERVICE

One (1)

9' X 10'
DRIVE-IN
DOOR

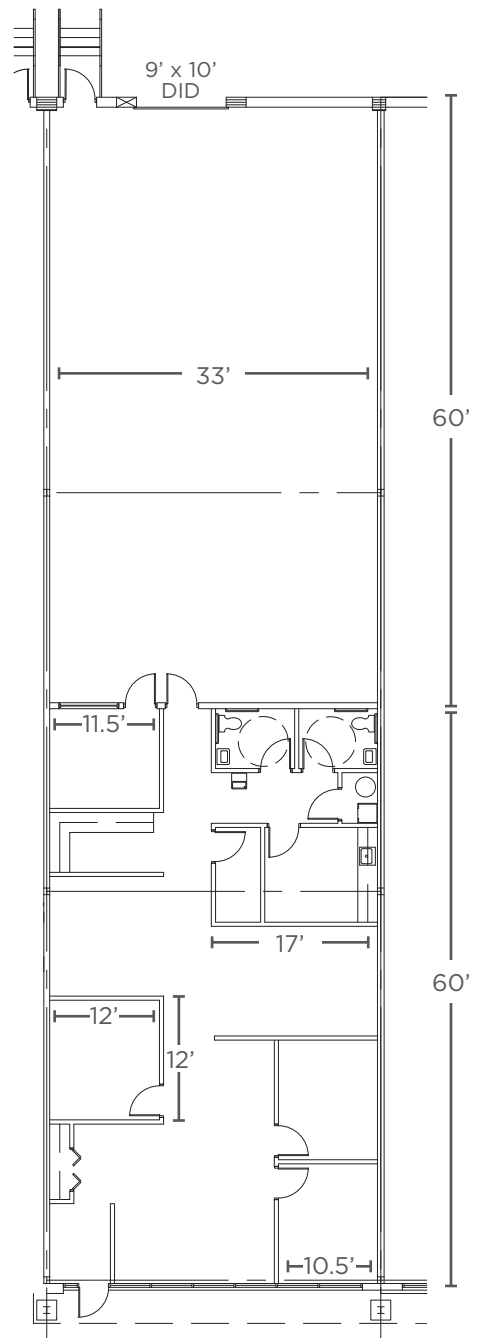
18.5'

CLEAR
HEIGHT

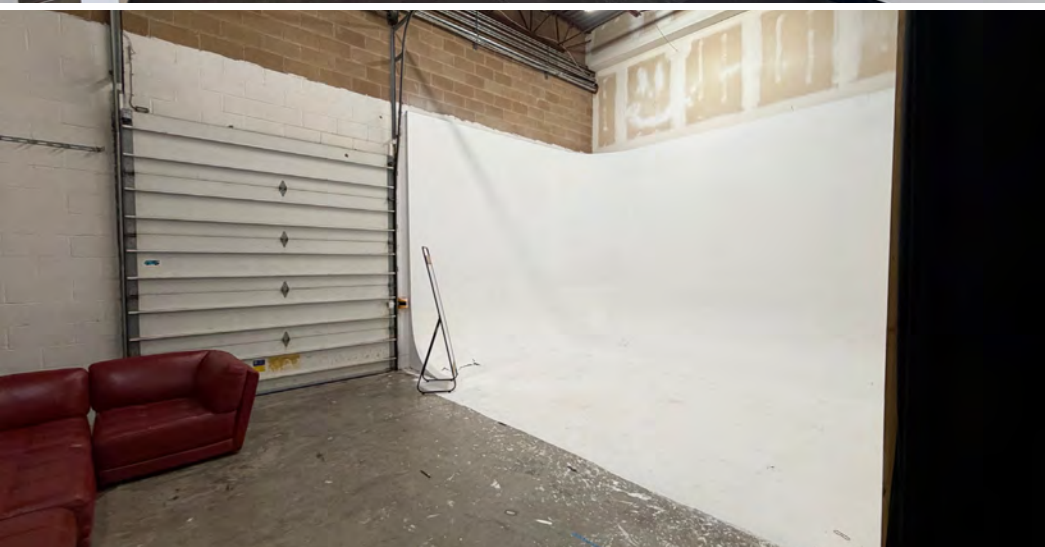
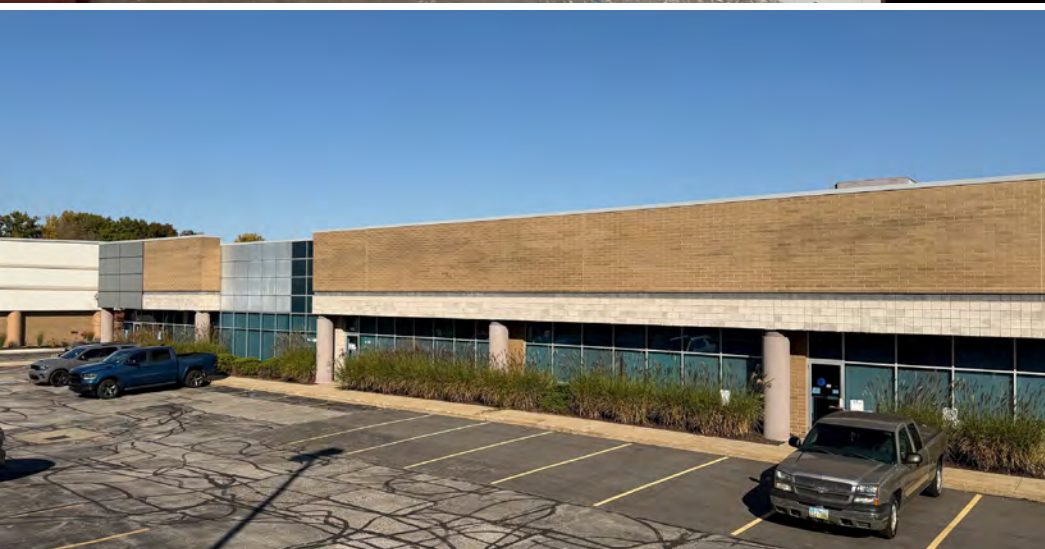


PROPERTY FLOOR PLAN

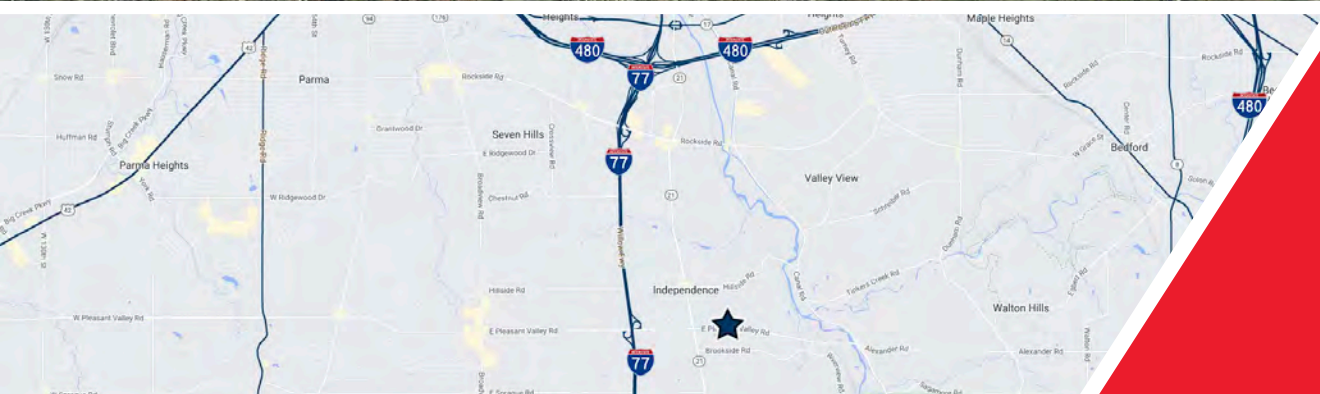
SUITE 160



PROPERTY PHOTOS



PROPERTY AERIAL MAP



Easy access
to I-77 & I-480



GEORGE J. POFOK, CCIM, SIOR
Principal
+1 216 525 1469
gpofok@crescorealestate.com

ELIOT KIJEWski, SIOR
Principal
+1 216 525 1487
ekijewski@crescorealestate.com

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

Cushman & Wakefield Copyright 2026. 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. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

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