

AVAILABLE FOR SALE

TWO OFFICE/FLEX BUILDING PORTFOLIO 32,737 SQUARE FEET TOTAL

21337 & 21339 DRAKE ROAD, STRONGSVILLE, OHIO

21337 DRAKE ROAD, STRONGSVILLE, OHIO



- 1-story 17,865 square foot office/flex building
- 2 drive-in doors (10' wide x 12' tall); 3 docks
- 16' clearance height
- 50 parking spaces
- Furniture is negotiable
- Built in 1988
- Available September 2019

ASKING PRICE: \$1,340,000 (\$75/SF)

21339 DRAKE ROAD, STRONGSVILLE, OHIO



- 1-story 14,872 square foot warehouse/flex building
- 3 drive-in doors (8' wide x 10' tall); 3 docks
- 16' clearance height
- 50 parking spaces
- Built in 1989
- Available September 2019

ASKING PRICE: \$595,000 (\$40/SF)

Property Highlights:

- Two buildings totaling 32,737 square feet
- Zoning: C-Multi-tenant Warehouse
- Located in a vibrant, high-exposure industrial park in business-friendly Strongsville
- 22 minutes (8.9 miles) to Cleveland Hopkins International Airport
- Excellent location featuring easy access to I-71, I-80 (Ohio Turnpike) and State Route 82 (Royalton Rd.)

TOTAL PORTFOLIO PRICE: \$1,935,000 (\$59.11/SF BLENDED)

Terry **COYNE**

For further information, please contact our licensed real estate salespersons:

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Vice Chairman

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Kristy Hull, SIOR, CCIM
Managing Director

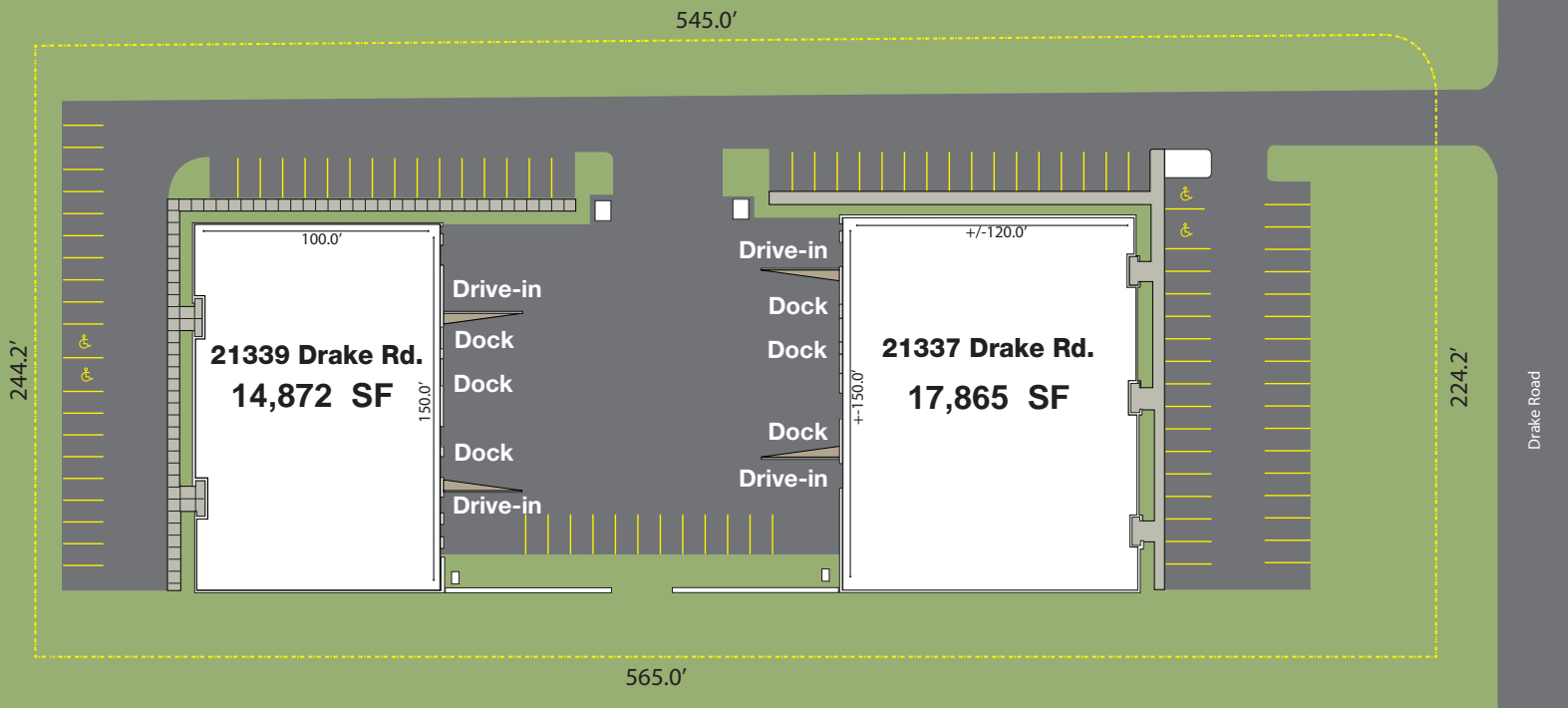
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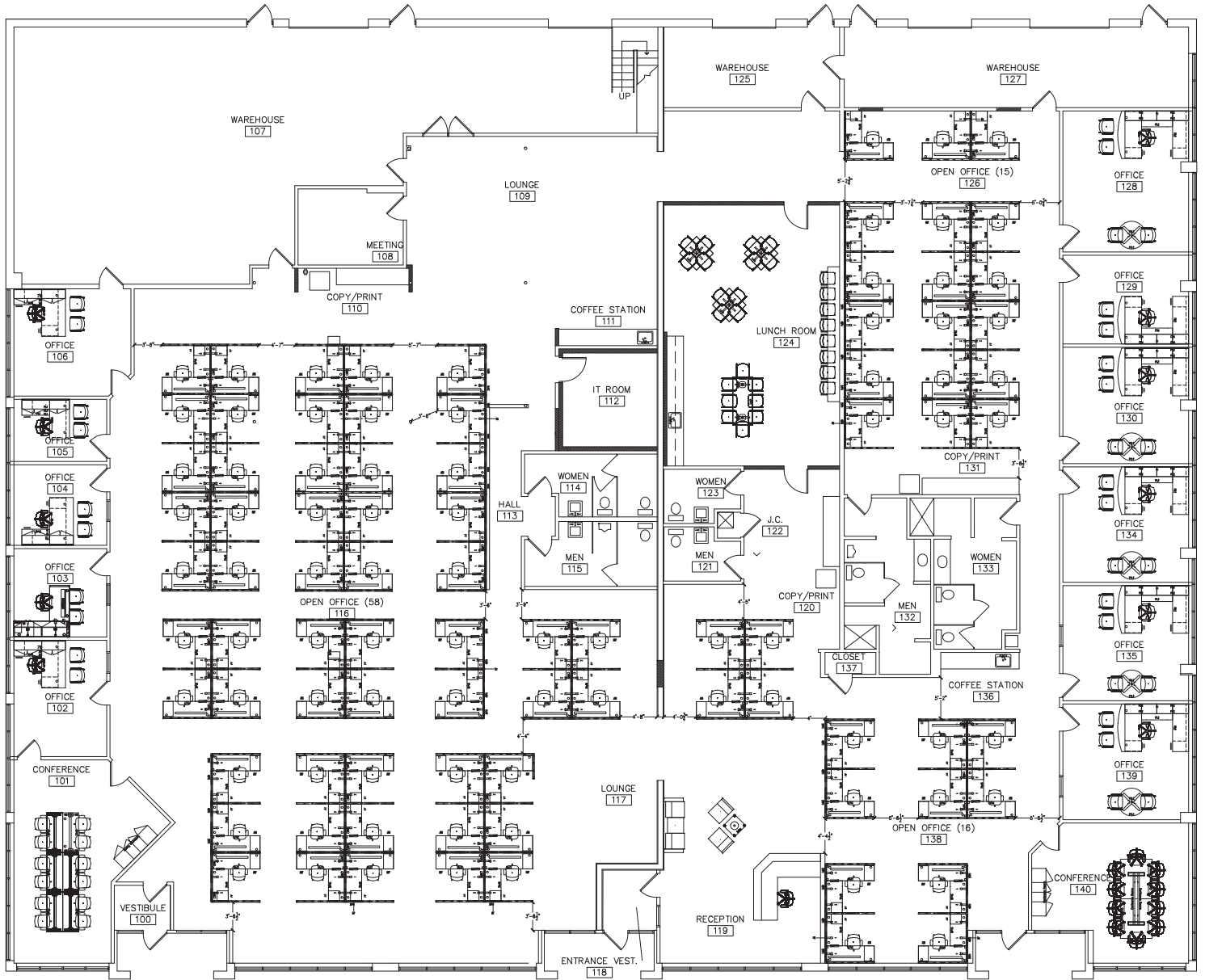
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21337 Drake Road Floor Plan with Furniture Layout



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21339 Drake Road Dock View



21337 Drake Road Dock View

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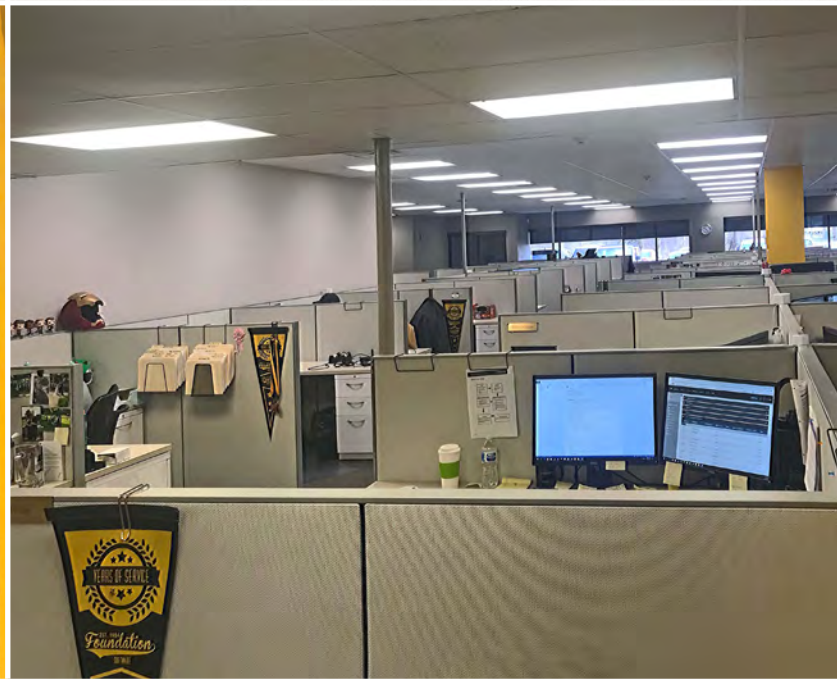
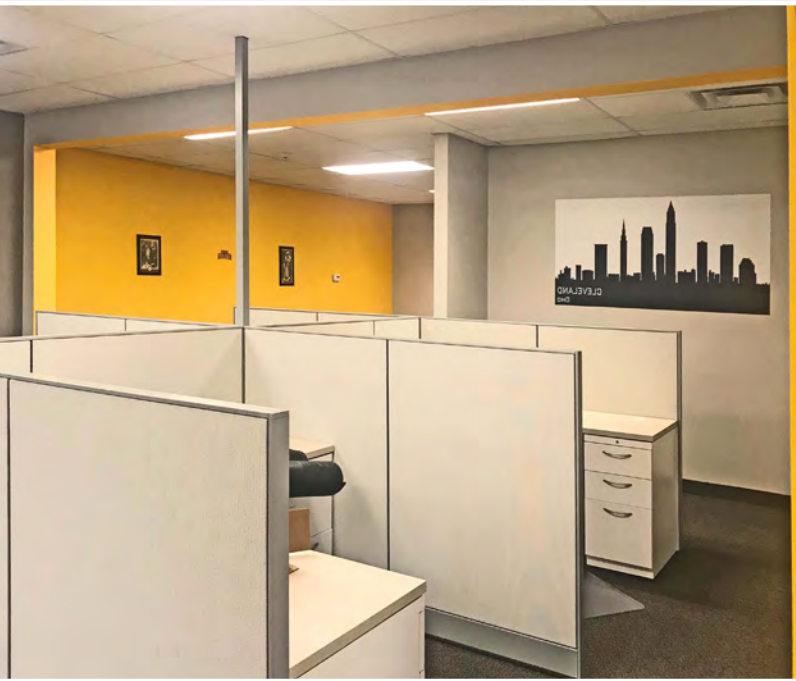
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