

AVAILABLE FOR LEASE

5700

LEE ROAD, SOUTH
Maple Heights, OH

WAREHOUSE/DISTRIBUTION SPACE WITH NEW ROOF

PROPERTY HIGHLIGHTS

- 347,218 SF (324,453 Usable SF) industrial building on 20.8 acres
- 249,406 SF warehouse space available for lease
 - 8,925 SF office space
 - 14,396 SF former combustible materials storage area with heavy ventilation system
 - 15 docks; 4 drive-in doors; 29' 4" clear height; Racking included; 40' x 27' column spacing; T-8 LED lighting
- 75,047 SF warehouse space leased through 7/31/2021
 - 67 docks; 23' clear height; 40' x 36' column spacing
- Warehouse roof completely replaced in 2019
 - Total cost of \$1,438,783 for 325,452 SF of roof
 - Full 20-year, No Dollar Limit warranty
 - Better performing spec with 60 mil TPO and R-25 insulation
- Wet sprinkler system with partial ESFR
- Power: 3000A / 277V 480V / 3P
- 7,125 SF truck maintenance facility
 - 7 drive-in doors (16' x 16'); 1,150 SF office; 20' clear height
- Excess land provides space for additional parking, trailer storage or truck docks
- Adjacent to Norfolk Southern Railway line
- Easy access to I-271 and I-480, as well as Rockside Road

LEASE RATE: \$3.25/SF NNN



Terry **COYNE**

Terry Coyne, SIOR, CCIM

Vice Chairman

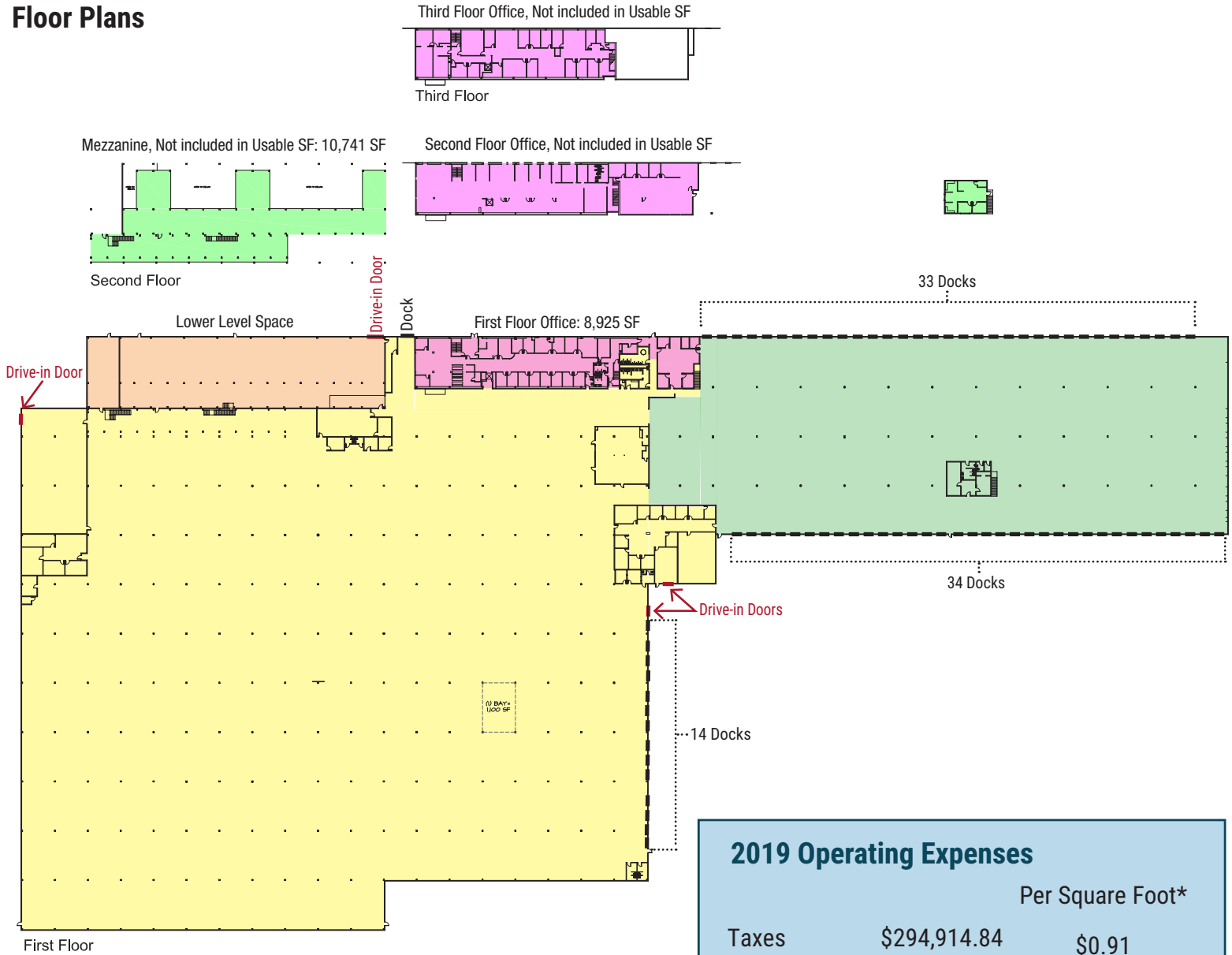
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Floor Plans



Floor Plan Key (main building)

- 226,085 Warehouse/Distribution Space Available Now
- 14,396 SF Lower Level Warehouse Space Available Now
- 8,925 SF Office Space Available Now
- 75,047 SF Leased Warehouse/Distribution Space Available 7/31/21
- 324,453 SF Total Building Size**

2019 Operating Expenses

		Per Square Foot*
Taxes	\$294,914.84	\$0.91
Utilities	\$170,268.54	\$0.52
Insurance	\$9,609.01	\$0.03
CAM	\$143,308.62	\$0.44
Total	\$618,101.01	\$1.91

*Based on 324,453 Usable SF



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NORTH

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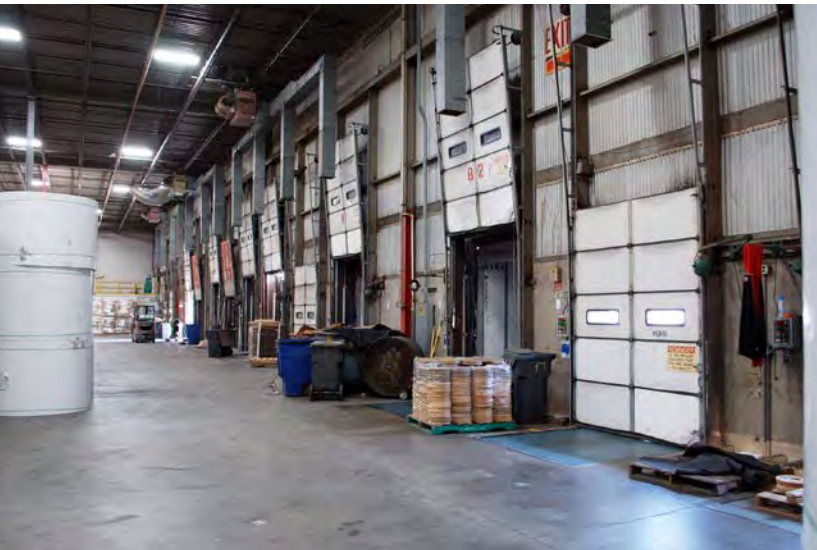
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Additional Interior Photos



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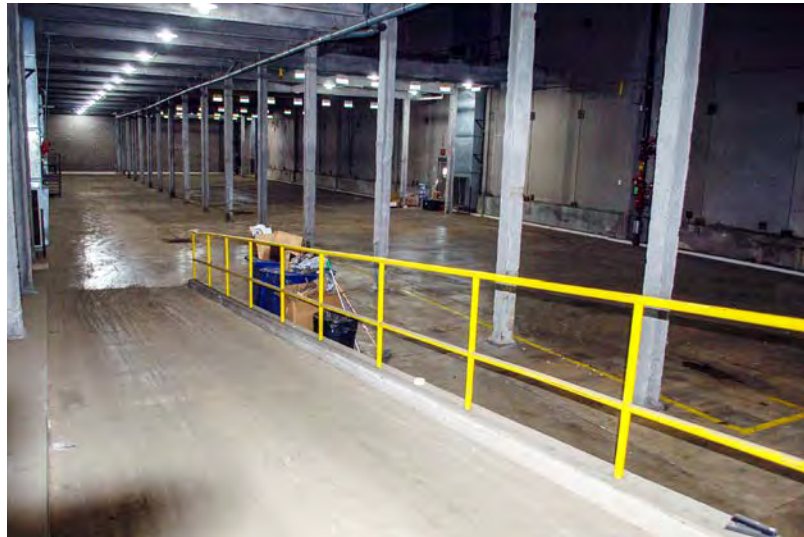
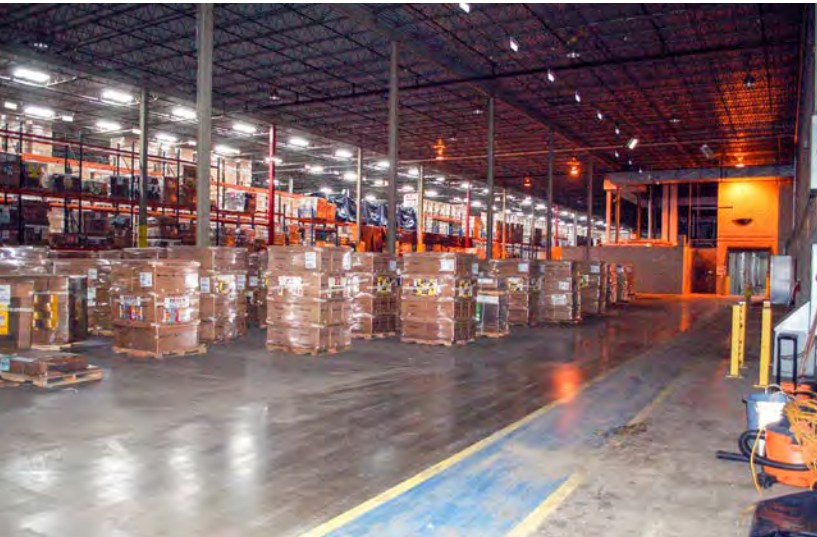
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Additional Exterior Photos

Downtown Cleveland ----->



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