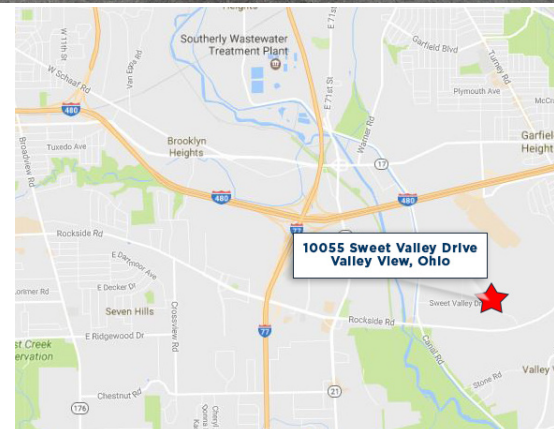


EASY ACCESS TO I-77 & I-480


Property Specifications

TOTAL BUILDING SF	46,300 SF
AVAILABLE SF	10,000 SF
LAND	3.50 acres
CONSTRUCTED	1991
CEILING HEIGHT	18'
CONSTRUCTION	Brick/Block
SPRINKLER	No
LIGHTING	Fluorescent
HEAT	OH Radiant
FLOORS	1
ROOF	Flat



Available Units

UNIT	TOTAL SF	OFFICE SF	WHSE SF	DRIVE-IN	OFFICE LEASE RATE WAREHOUSE LEASE RATE
1	4,000 SF	4,000 SF	-0-	-0-	\$12.00/SF / \$6.00/SF NET
2	6,000 SF	3,000 SF	3,000 SF	1	\$12.00/SF / \$6.00/SF NET

Landlord will combine units & remove office space

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Principal

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4/4/2018

Profile 1 of 1

Summary (34268)

BOYAS BLDG. IV
10055 Sweet Valley
Dr., Unit 1
Valley View, OH 44125
Building

Construction Status:	Existing
Primary Use:	MU
Floors:	1
Year Built:	1991
ConstructionType:	Brick/Block
Roof Type:	Flat
Lighting Type:	Fluorescent
Sprinkler:	No
Heat:	OH Gas
Ceiling Ht:	18' (Min) 18' (Max)

Utilities
Site

Land SF:	152,460 SF
Zoning:	IND

Crane

County:	Cuyahoga
Market:	SO-Z1
Land Size (Acres)	3.5 Acres
Available SF:	4,000 SF
Building SF:	46,300 SF
Office SF:	4,000 SF

General Listing/Transaction Information

Asking Rate:	NET Per Year
Office Asking Rate:	\$12.00
Warehouse Rate:	\$6.00
Min Avail SF:	4,000 SF
Max Contig SF:	10,000 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking
Loading & Doors

# GL/DID:	0
Total Doors:	0

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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Comments

4/4/2018

Profile 1 of 1

Summary (34268)



BOYAS BLDG. IV 10055 Sweet Valley Dr., Unit 2 Valley View, OH 44125

Building

Construction Status:	Existing
Primary Use:	MU
Floors:	1
Year Built:	1991
ConstructionType:	Brick/Block
Roof Type:	Flat
Lighting Type:	Fluorescent
Sprinkler:	No
Heat:	OH Gas
Ceiling Ht:	18' (Min) 18' (Max)

Utilities

Site

Land SF:	152,460 SF
Zoning:	IND

Crane

County:	Cuyahoga
Market:	SO-Z1
Land Size (Acres)	3.5 Acres
Available SF:	6,000 SF
Building SF:	46,300 SF
Industrial SF:	3,000 SF
Office SF:	3,000 SF

General Listing/Transaction Information

Asking Rate:	NET Per Year
Office Asking Rate:	\$12.00
Warehouse Rate:	\$6.00
Min Avail SF:	6,000 SF
Max Contig SF:	10,000 SF
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

Loading & Doors

# GL/DID:	1
Total Doors:	1

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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Comments