

# AVAILABLE FOR LEASE

## 51,300 SF INDUSTRIAL WAREHOUSE SPACE

1350 Moore Road | Avon, Ohio




### Estimated Operating Expenses


Real Estate Taxes	\$\$.81/SF
Insurance	\$0.13/SF
CAM	\$0.73/SF
<b>Total Expenses</b>	<b>\$1.67/SF</b>

\*Assumes a single tenant will pay all utilities directly and assume any snow and ice removal expenses.

**LEASE RATE: \$7.00/SF NNN**

### HIGHLIGHTS

 **Building Size**  
109,075 SF on 8 Acres


 **Available Space**

Warehouse Space:	48,085 SF
Office Space:	3,215 SF
<b>Total Space:</b>	<b>51,300 SF</b>

 **Excellent Location**  
One of Ohio's Fastest Growing Communities

 **Clearance Height**  
27 Feet

 **Docks/Drive-in Doors**  
4 Docks with Levelers (9' x 10')  
1 Drive-in Doors (10' x 14')

 **Highway Proximity**  
Close to I-90

CONTACT



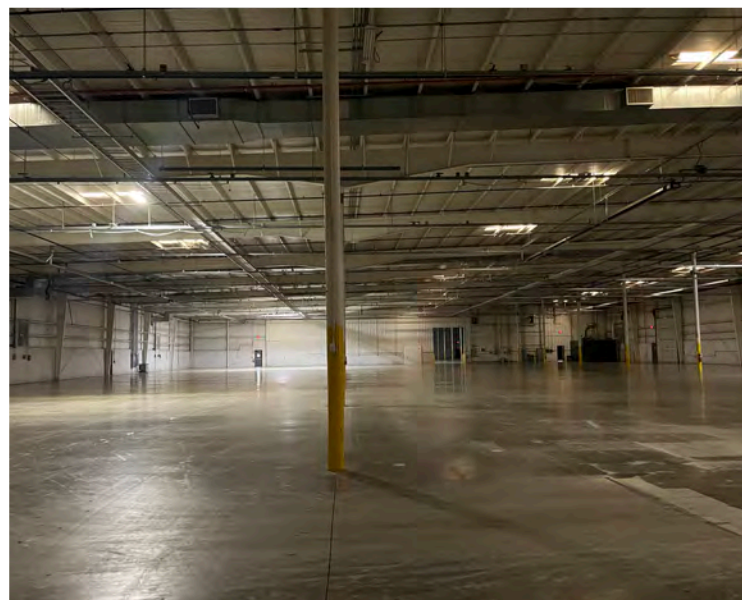
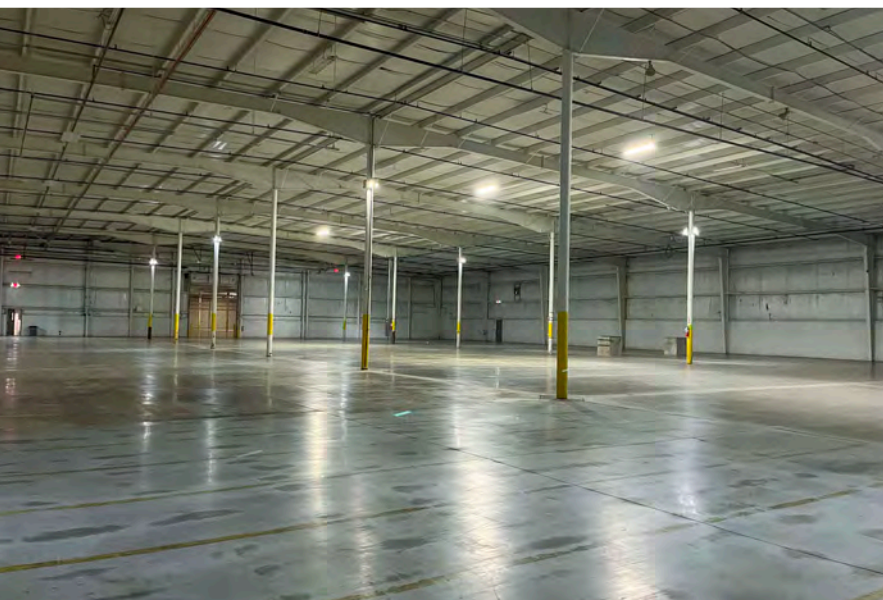
**Terry Coyne**  
Executive Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com  
Licensed Real Estate Broker



**Connor McCoy**  
Director  
216.453.3085  
Connor.McCoy@nmrk.com  
Licensed Real Estate Salesperson

1350 Moore Road | Avon, Ohio

## Additional Highlights



**Year Built**  
1997



**Power**  
1600 Amp



**Parking**  
350 Automobile Parking Spaces

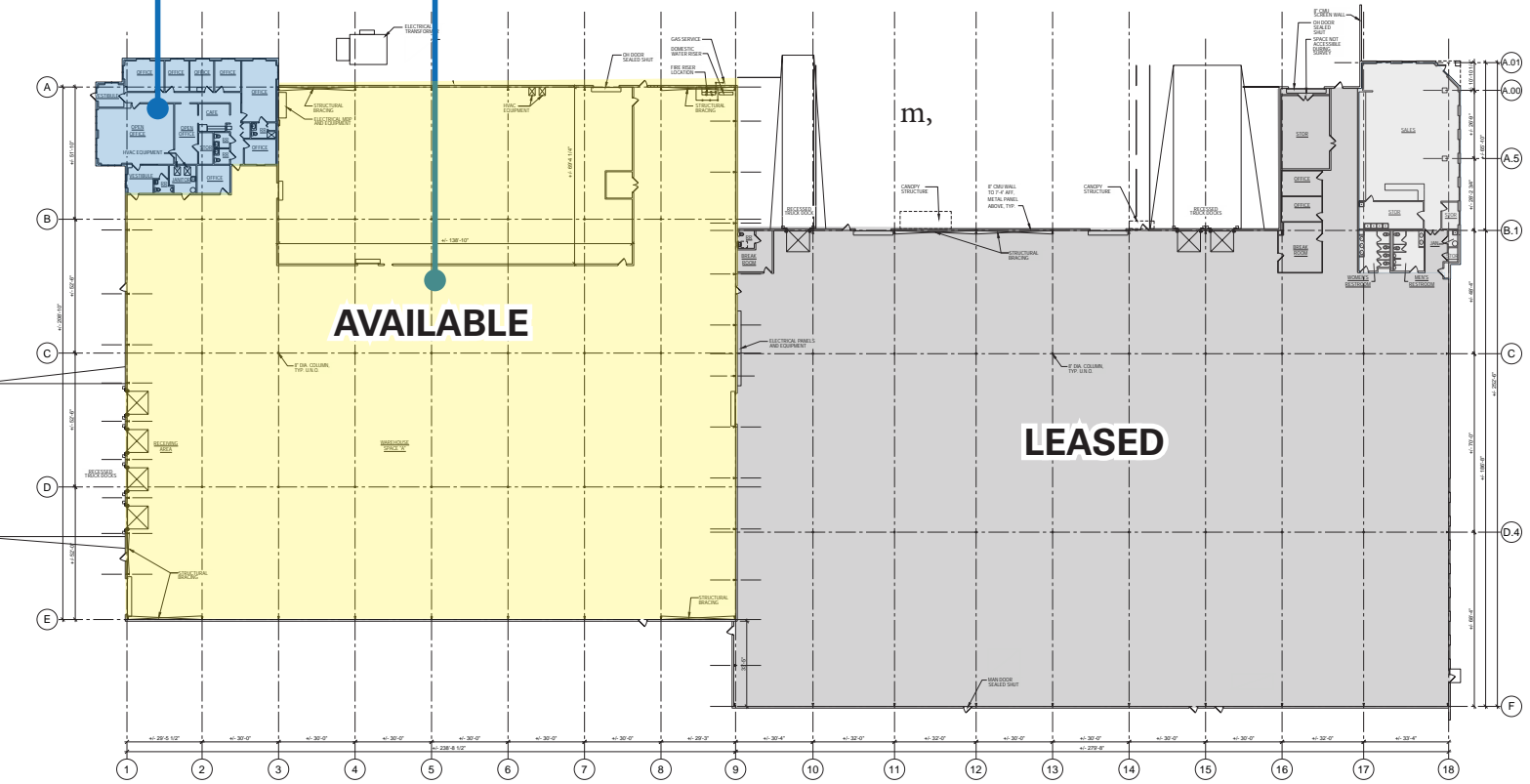


**Truck Court**  
For Ample Truck Storage



OFFICE  
3,215 SF

WAREHOUSE  
48,085 SF

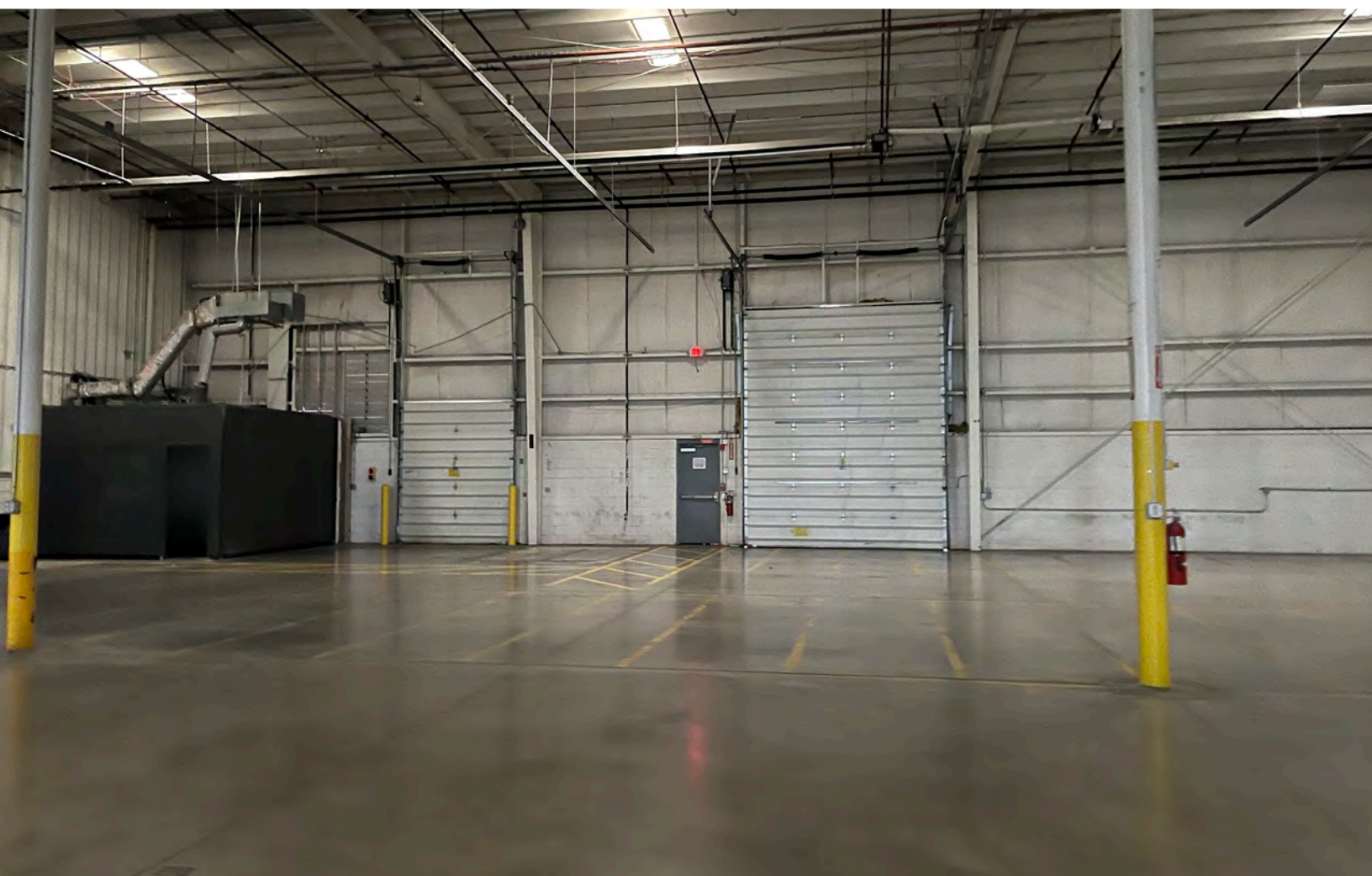
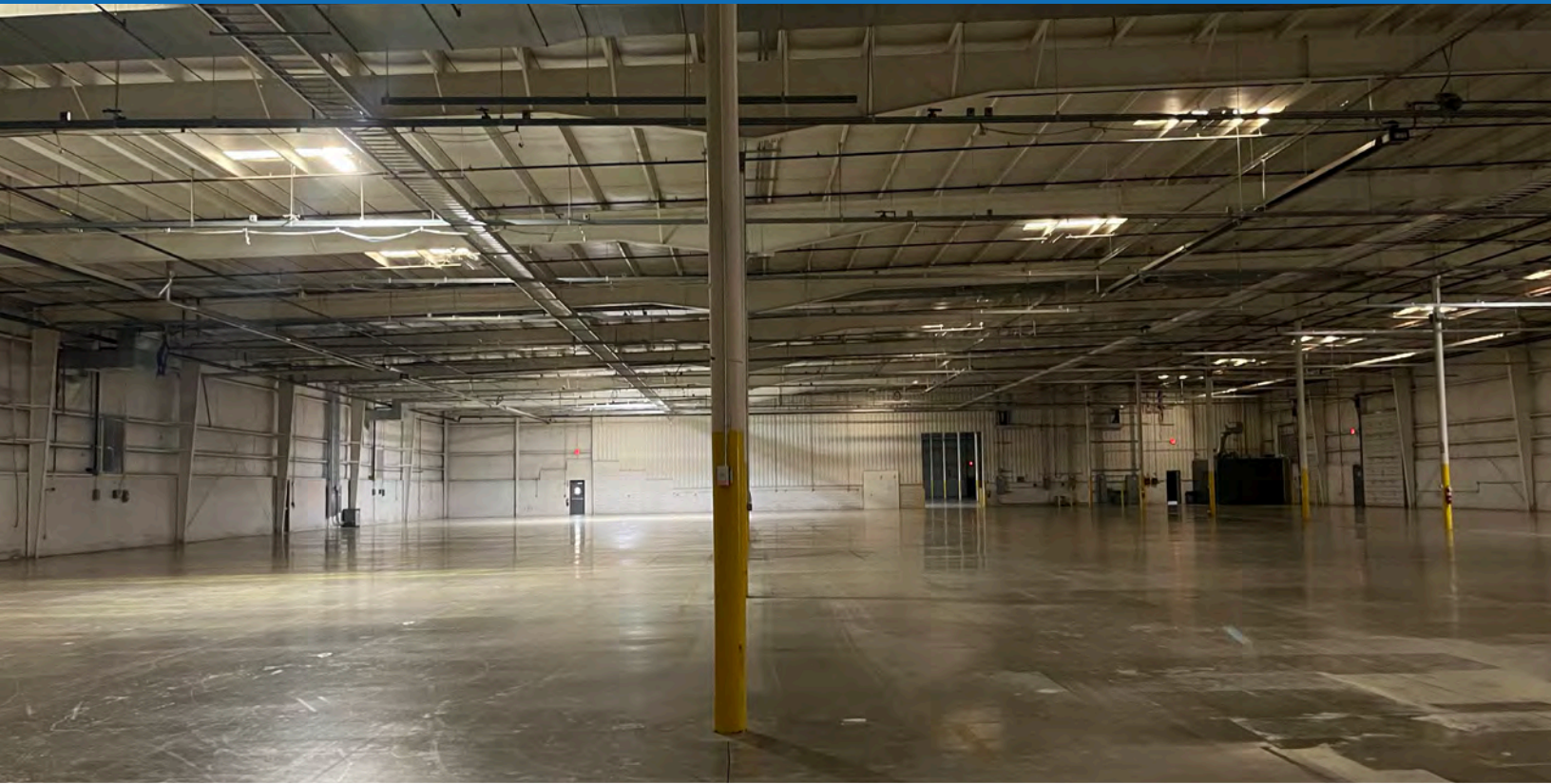


Available Space

- Warehouse
- Office

1350 Moore Road | Avon, Ohio

Warehouse Photos







Railroad

CLEVELAND HERMETIC & SUPPLY

**FREEMAN**  
FREEMAN Manufacturing & Supply Company

  
COMPREHENSIVE  
LOGISTICS

**1350 Moore Rd**  
Avon, Ohio

**WTD**  
WESTLAKE TOOL & DIE

301

  
DETROIT CHASSIS LLC

  
ALL PRO  
WEIGHT SYSTEMS, INC.

polycase

Technifab

**ACE Lighting**

FriendsOffice

611

JET SIGNS

  
FAIRFIELD  
INN & SUITES  
Marriott

  
FIESTA  
HABANEROS  
MEXICAN GRILL & MARGARITAS

ExtraSpace  
Storage

Moore Rd

Chester Rd

**AJ ROSE**

  
North Coast  
Eye Care  
Your Vision. Our Mission.

  
ABC

SYLVESTER  
AUTO & TIRE

the great  
escape

90

  
Pilot  
FLYING J

  
McDonald's

NAPA

extended  
STAY  
AMERICA  
HOTEL SUITES

Colorado Ave

  
COLLISION REPAIR TEAM

  
MULLIGAN'S  
PUB & GRILL

  
LAKE ERIE  
CRUSHERS

90

**BJ's WHOLESALE CLUB**

