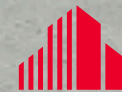


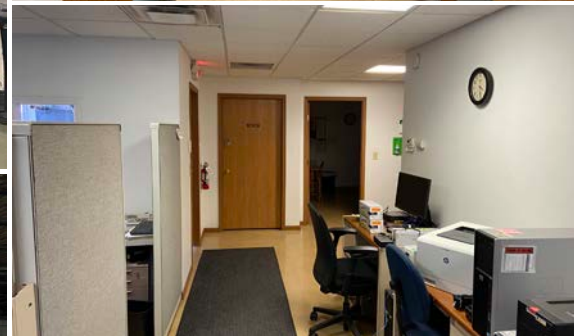
10,000 SF Freestanding Industrial Facility

For Sale | 14500 Industrial Avenue N., Maple Heights, Ohio 44137



CUSHMAN &
WAKEFIELD





PROPERTY HIGHLIGHTS

- Freestanding 10,000 SF industrial facility with ample parking and fenced/secured yard area behind the building

Ideal opportunity for an owner-user doing warehousing, distribution, light manufacturing, or contractor operations

Minutes from I-271 & I-480, offering easy access to the greater Cleveland area

This building can be easily divided and leased as two (2) 5,000 SF units each, or occupy one and lease the other.

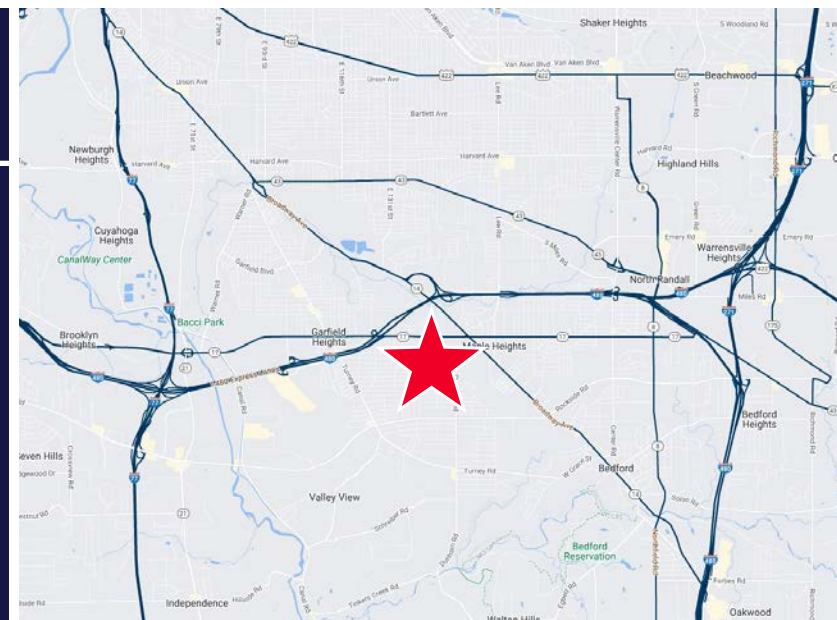
One unit has a 10'x 12' drive in door and the second unit has a 10'x12' drive-in door and one (1) dock

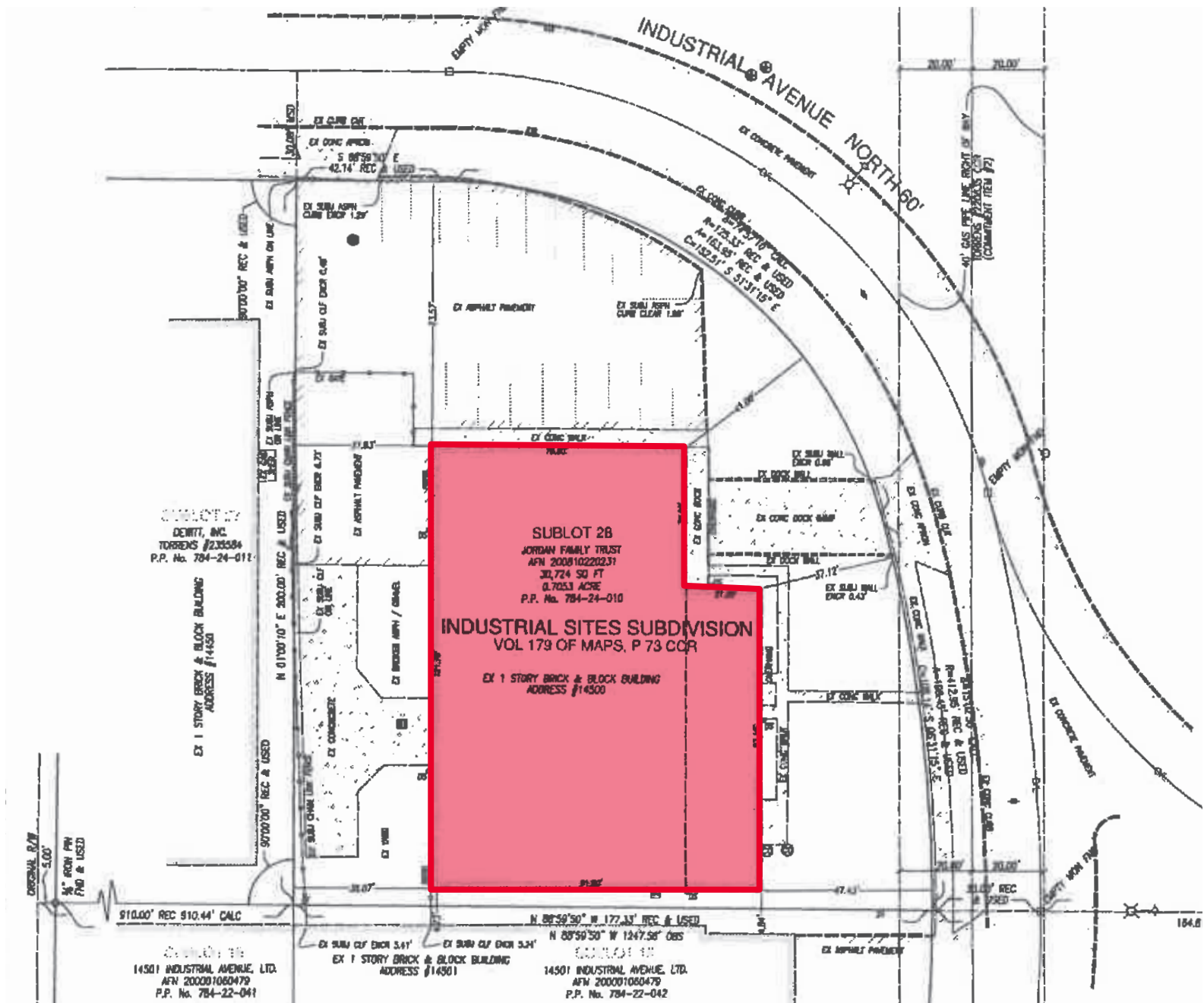
SALE PRICE

New Price: \$675,000.00

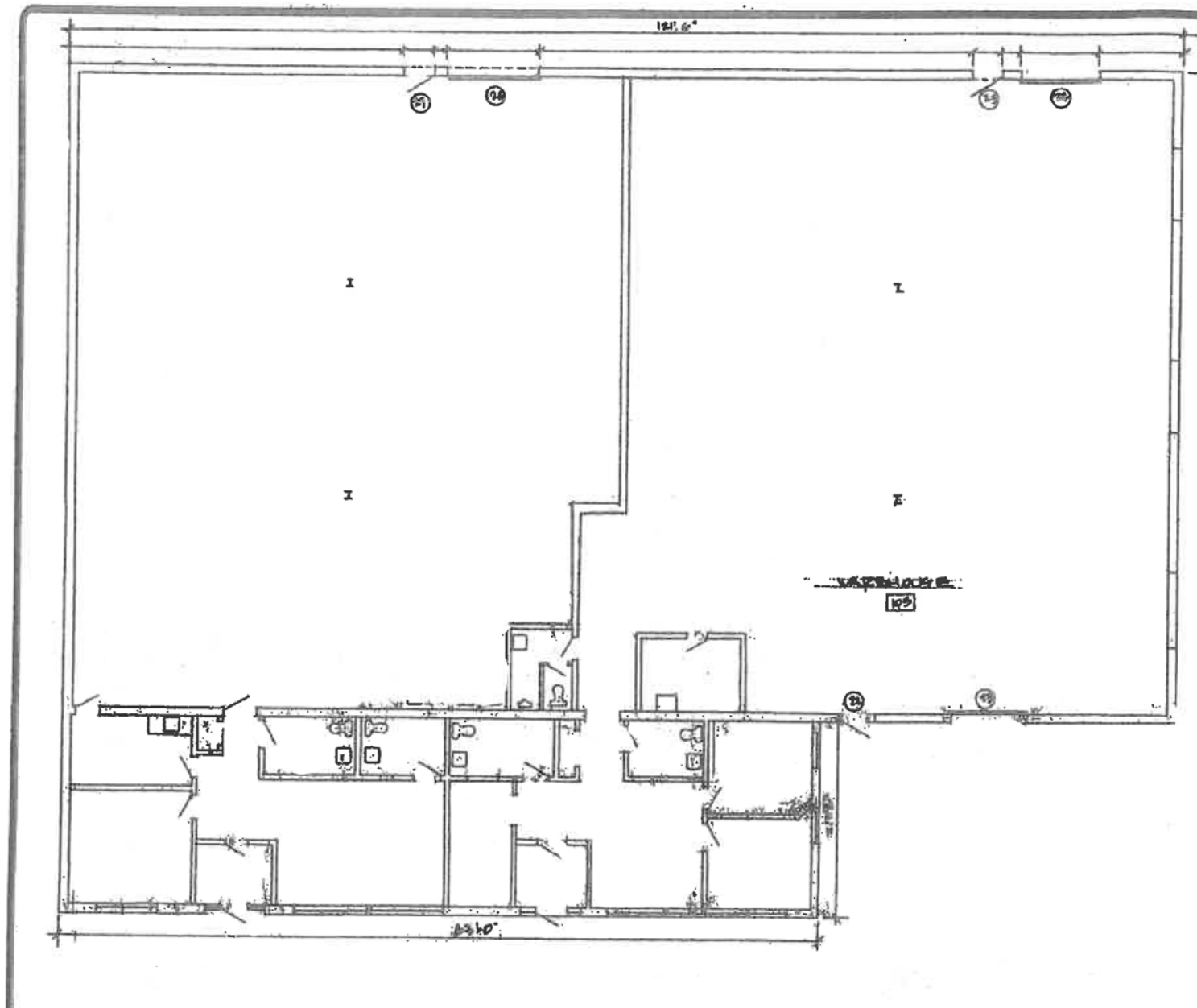
Property Specifications

Available SF:	10,000 SF	Lighting:	Fluorescent
Industrial SF:	8,000 SF	Heat:	Overhead Gas Unit
Office SF:	2,000 SF	A/C:	HVAC - Office Only
Construction:	Brick/Block	Docks:	One (1)
Floor:	Concrete	Drive-in Doors:	Two (2)
Clear Height:	14'	Parking:	Ample

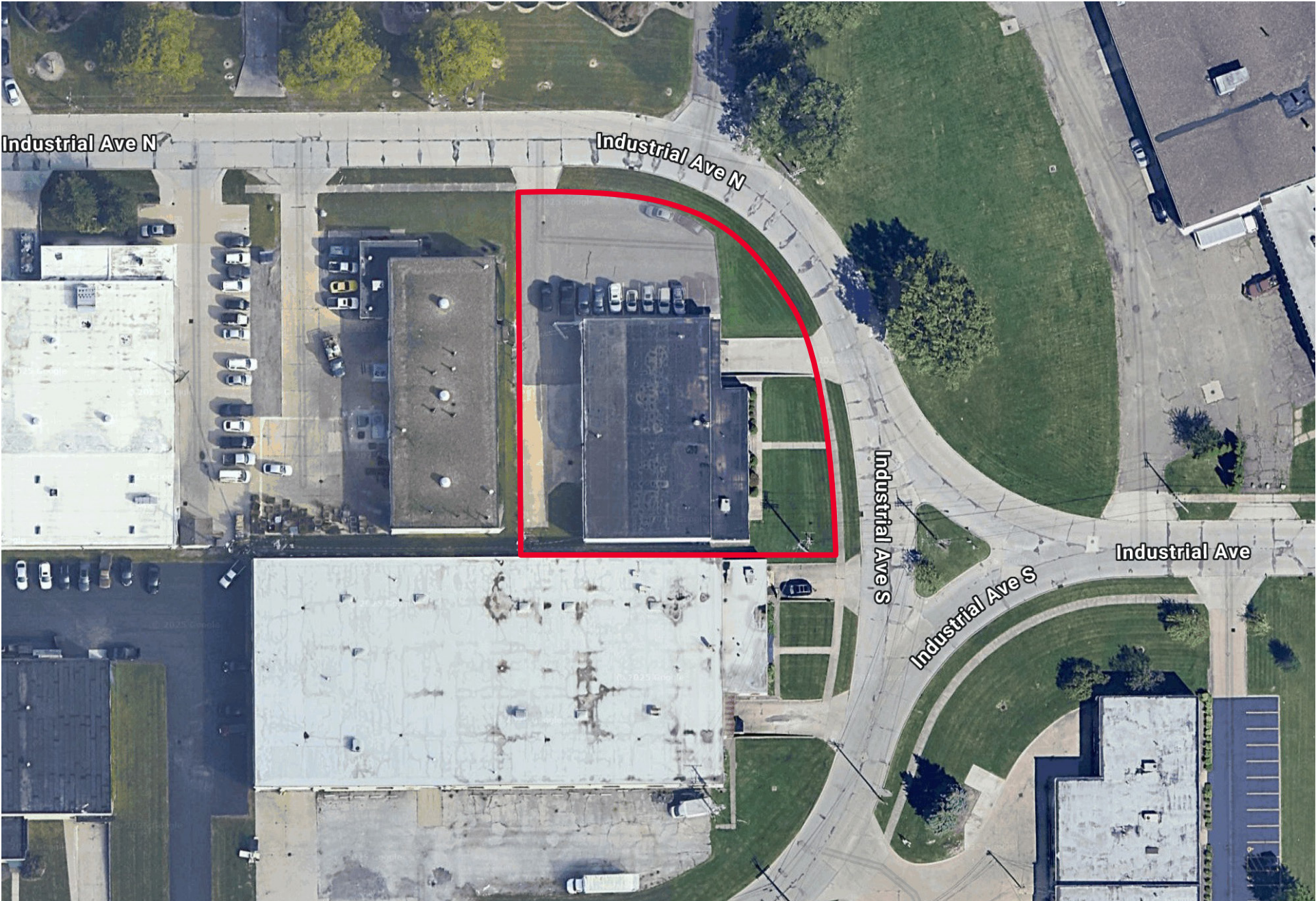


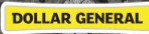
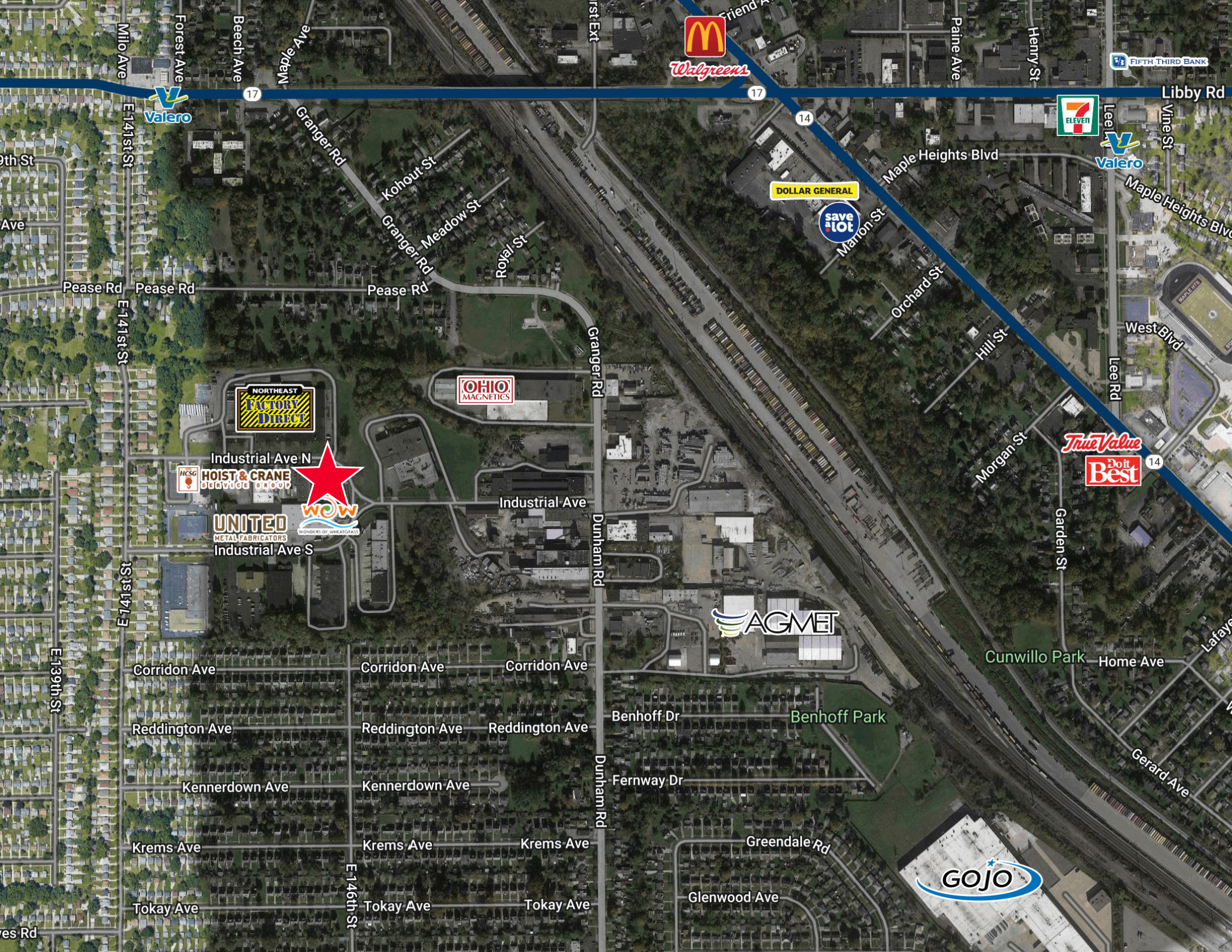


Floor Plan



Parcel Map







**14500 INDUSTRIAL AVENUE N.
MAPLE HEIGHTS, OHIO 44137**

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