

AVAILABLE FOR LEASE
31,987 SF MODERN INDUSTRIAL SPACE
14470 Foltz Industrial Parkway | Strongsville, OH 44149



AVAILABLE
31,987 SF

LEASE RATE: \$8.00/SF NNN

CONTACT



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Licensed Real Estate Broker



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Director
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Licensed Real Estate Salesperson



**AVAILABLE
31,987 SF**



Available Space

Warehouse:	31,087 SF
Office:	900 SF
Total Available:	31,987 SF



Docks/Drive-in Doors

- 4 Docks (9'x10') with Levelers, Bumpers and Seals
- 1 Drive-in door (12'x16')



Clearance Height

32 Feet



Power

400 Amps, 480 Volt, 3-Phase



HVAC

100% Air Conditioned with Humidity Control



Roof

EPMD



Column Spacing

Speed Bay - 60'x60'; Other - 45'x45'



Lighting

LED - 30 & 70 FC



Sprinkler System

ESFR Sprinklers Rated for Class I-IV Group A&B Plastics



Office Area

Features Kitchenette, Open Office, Restrooms and Conference Room



Year Built/Construction

Built in 2020/Pre-Cast Concrete



Signage

Monument Signage Opportunity



Automobile Parking

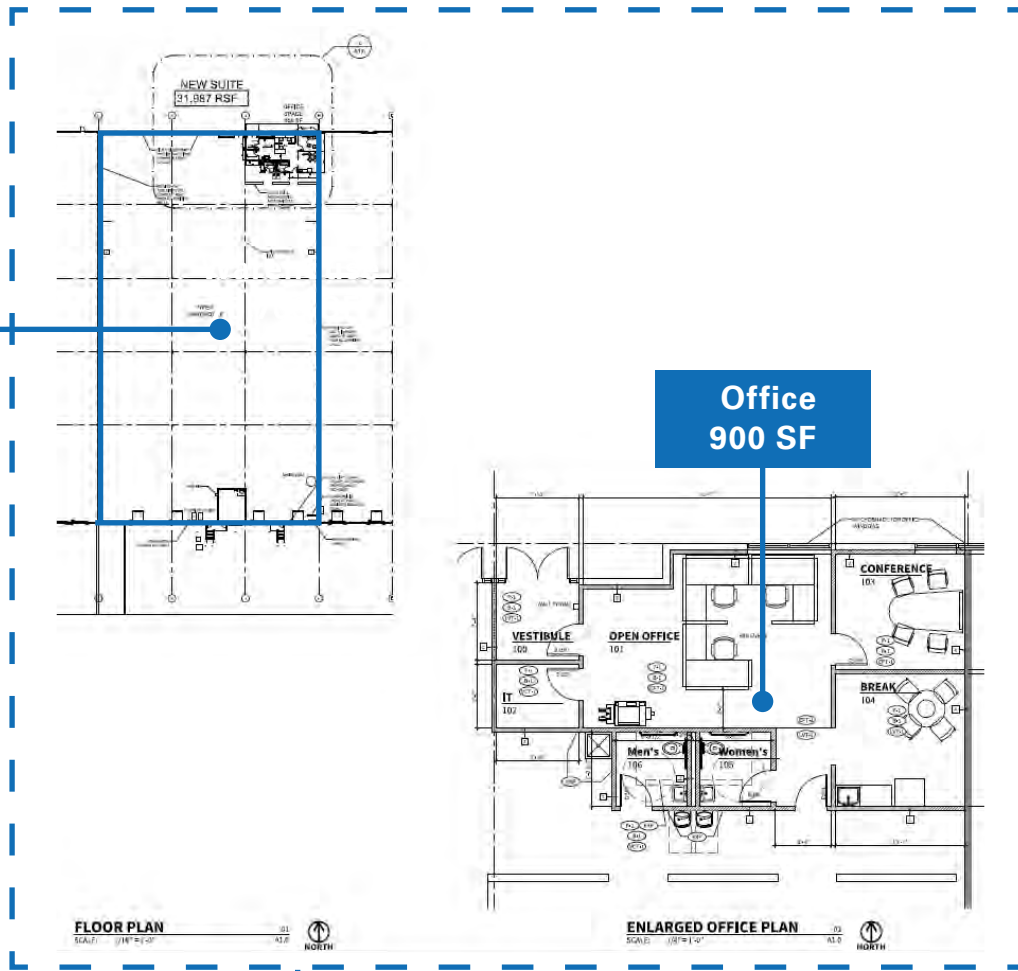
36 Exclusive Spaces



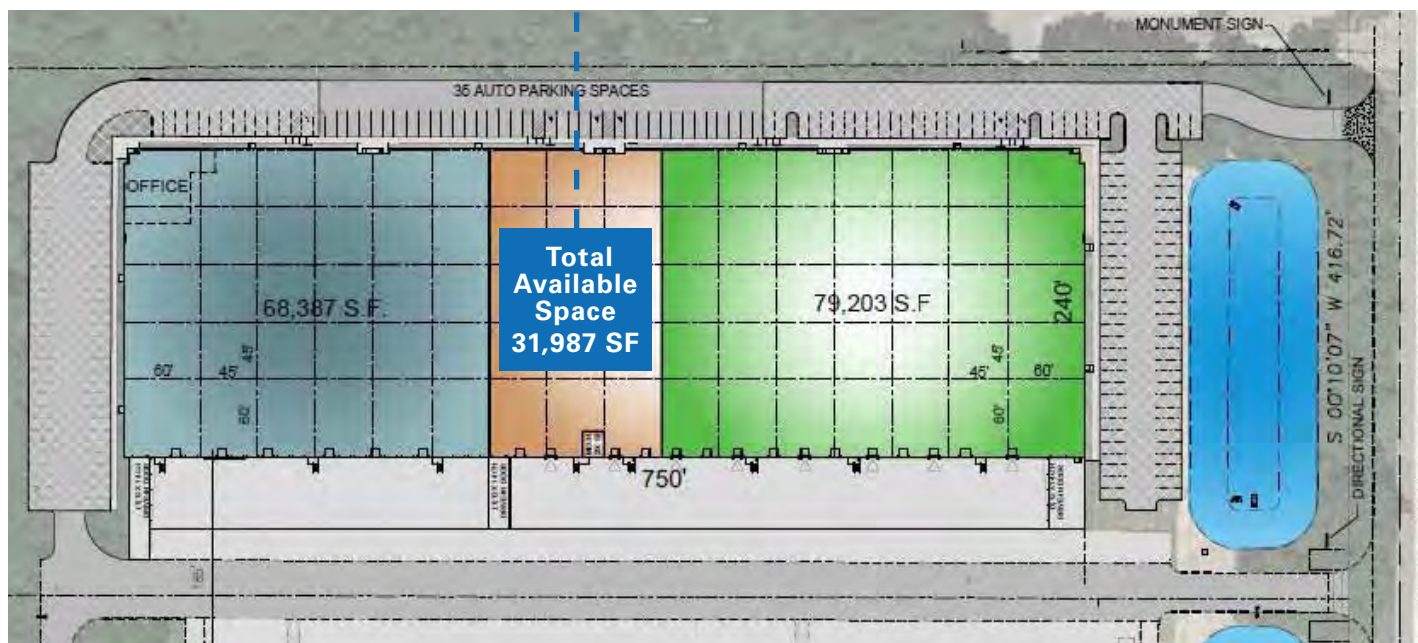
Freeway Access

Close Access to I-71 & I-80 (Ohio Turnpike)

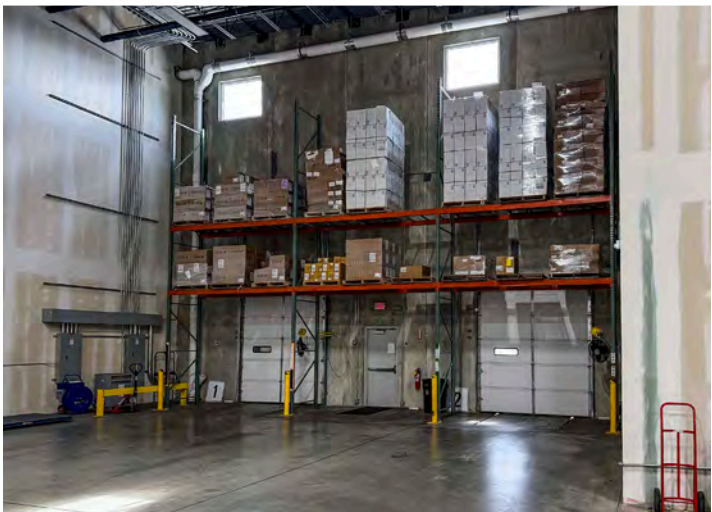
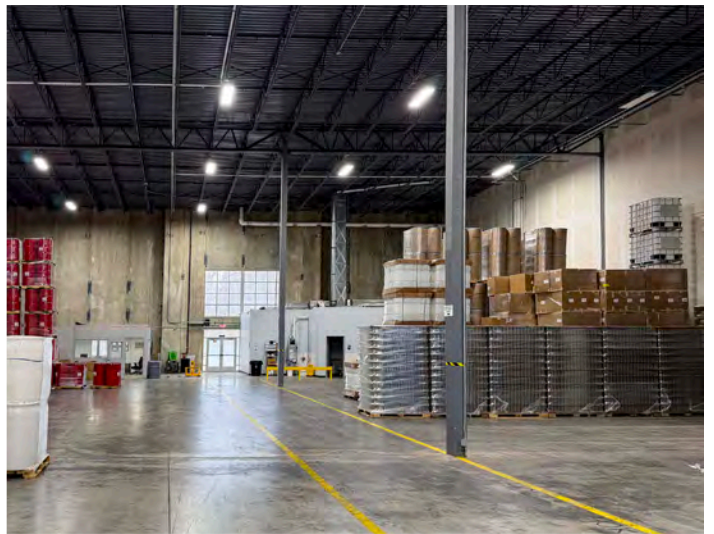
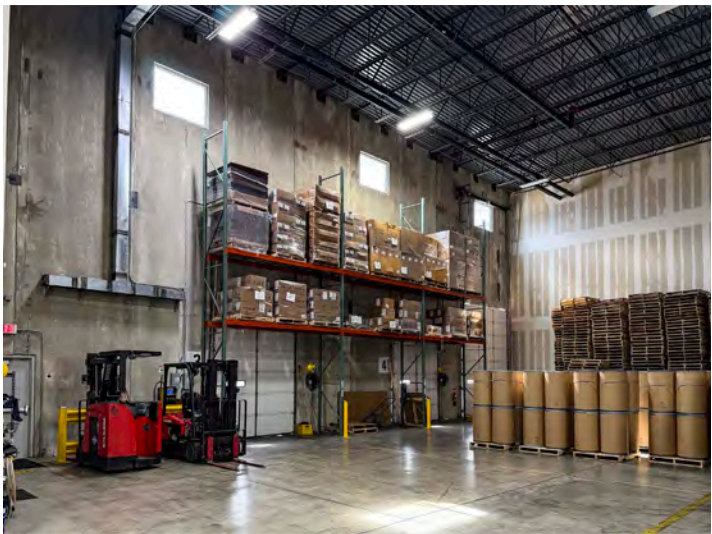
Warehouse
31,087 SF

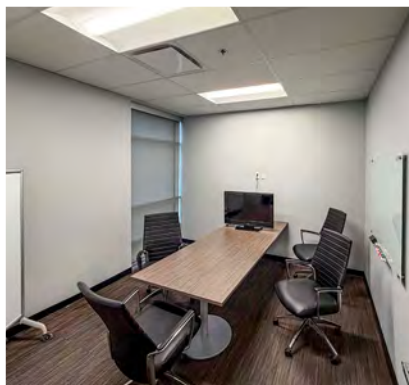


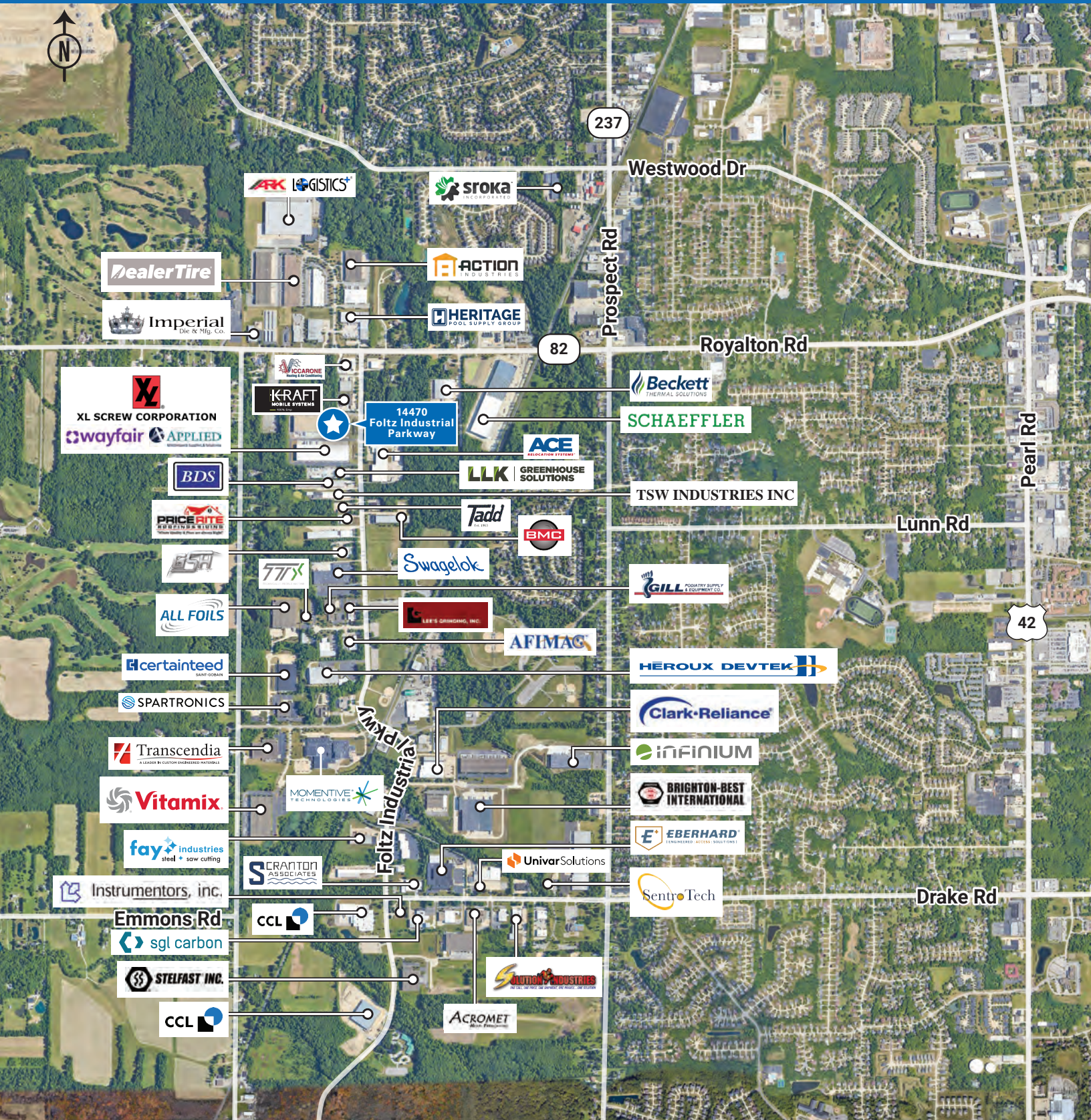
Office
900 SF











237

Westwood Dr

Prospect Rd

82

Royalton Rd

Pearl Rd

42

Lunn Rd

Drake Rd

Foltz Industrial Parkway

14470 Foltz Industrial Parkway

ARK LOGISTICS+

sroka

DealerTire

ACTION INDUSTRIES

Imperial Die & Mfg. Co.

HERITAGE POOL SUPPLY GROUP

XL SCREW CORPORATION
wayfair APPLIED

KRAFT MOBILE SYSTEMS

Beckett THERMAL SOLUTIONS

SCHAEFFLER

ACE APPLICATION SYSTEM

TSW INDUSTRIES INC

BDS

LLK GREENHOUSE SOLUTIONS

Tadd

BMC

PRICE RITE SUPPLIES & SUPPLIES

USA

Swagelok

GILL POSITIVE SUPPLY & EQUIPMENT CO.

ALL FOILS

LEE'S GRINDING, INC.

AFIMAC

certainteed

HEROUX DEVTEK

SPARTRONICS

Clark-Reliance

Transcendia A LEADER IN CUSTOM ENGINEERED MATERIALS

inFINIUM

Vitamix

MOMENTIVE TECHNOLOGIES

BRIGHTON-BEST INTERNATIONAL

fay industries steel & saw cutting

SCRANTON ASSOCIATES

UnivarSolutions

EBERHARD ENGINEERED ACCESS SOLUTIONS

Instrumentors, inc.

CCL

SentoTech

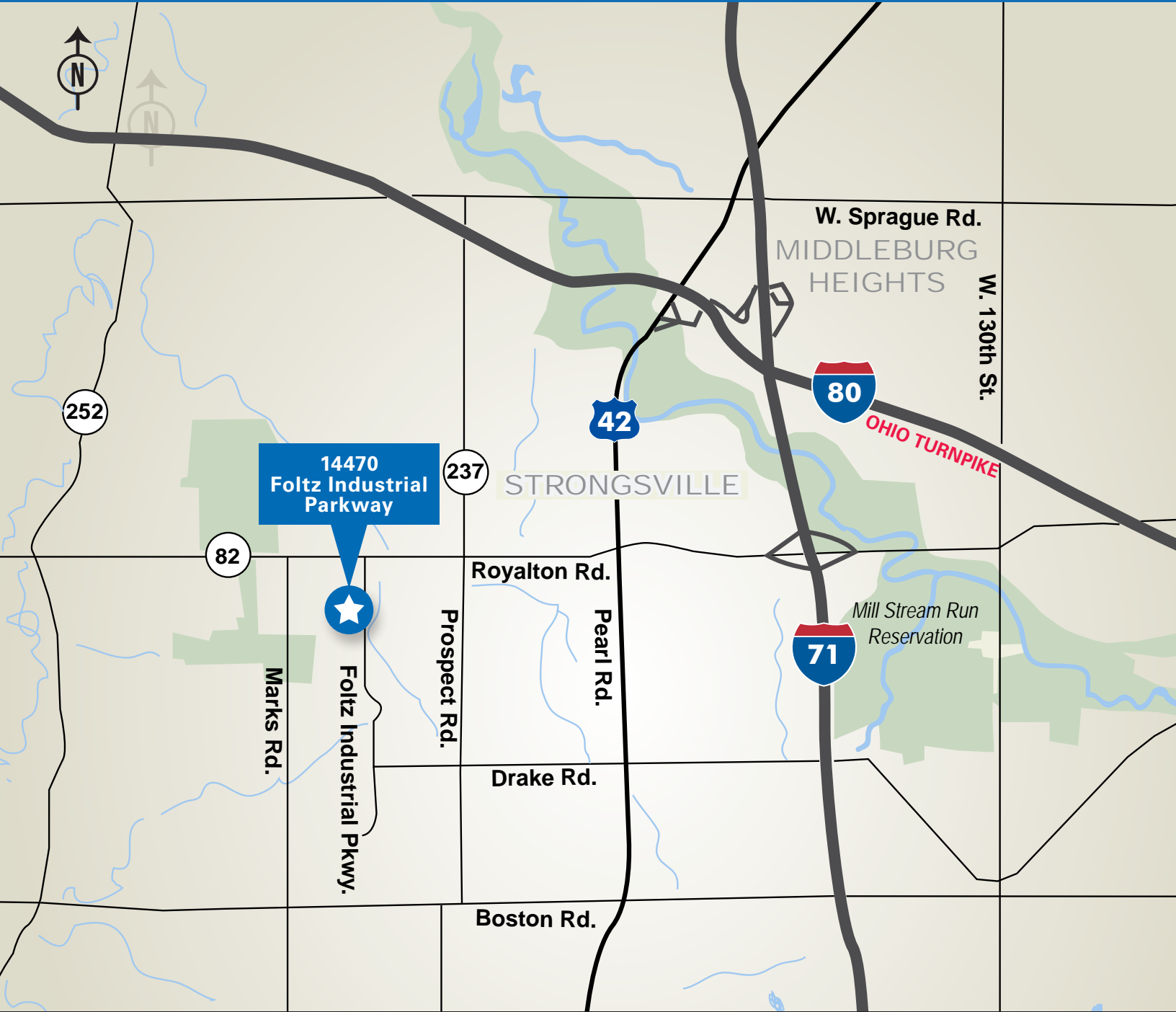
Emmons Rd sgl carbon

STELFAST INC.

SOUTH INDUSTRIES

CCL

ACROMET



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