

**FOR LEASE**

**30205-30257 CLEMENS ROAD  
WESTLAKE, OHIO 44145**

A premier two-building office/industrial complex located  
in the well-established Westlake industrial corridor  
with great access to surrounding interstates.



# PROPERTY INFORMATION

## QUICK STATS

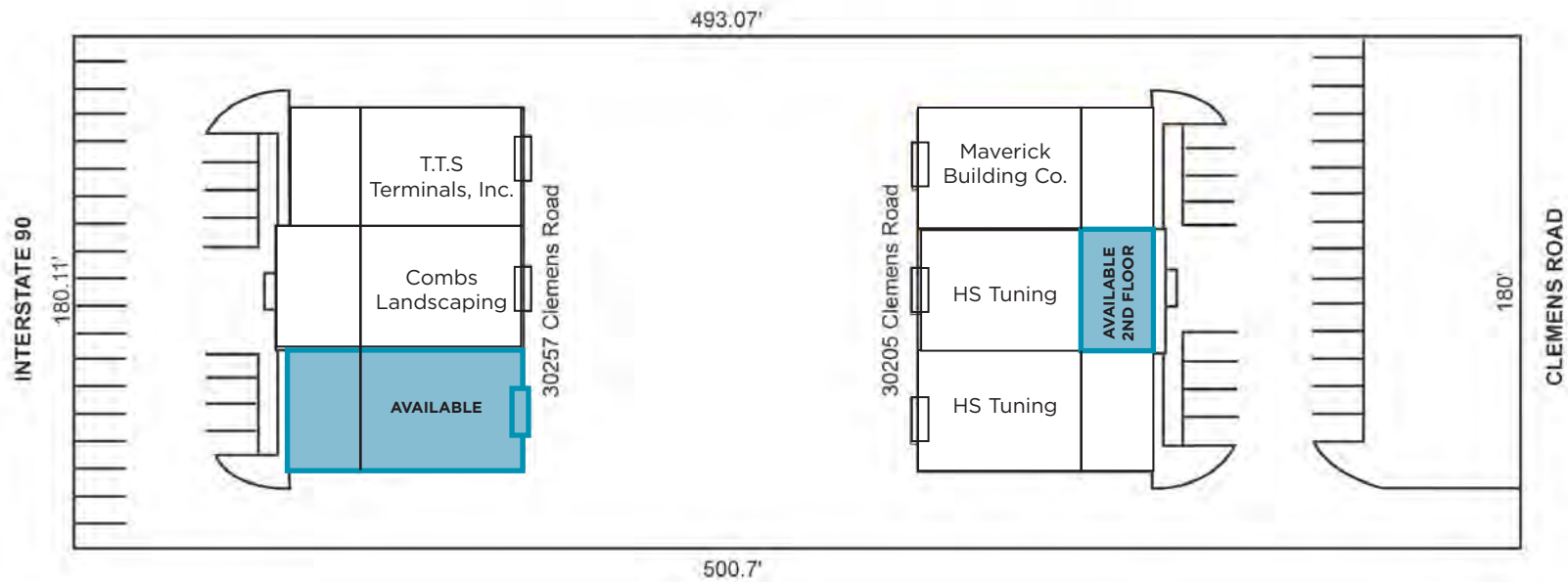
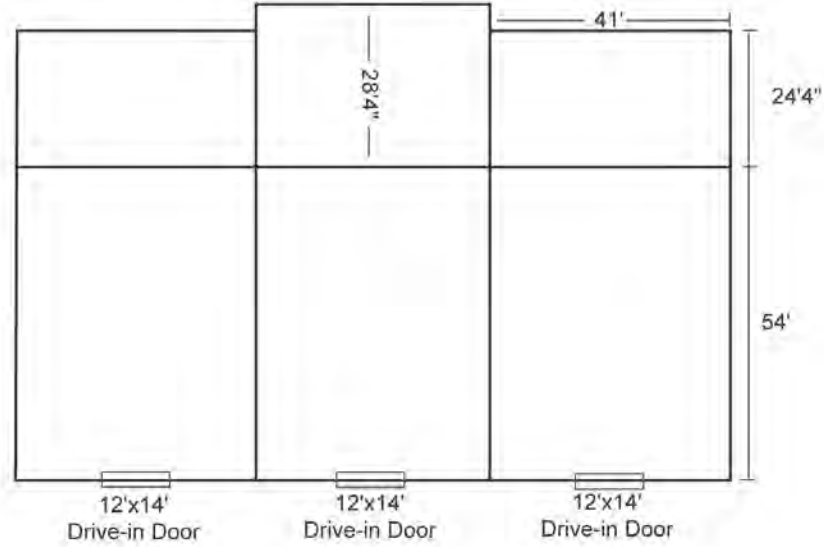
Building SF	22,020 SF
Industrial SF	13,780 SF
Office SF	8,240 SF
Floors	Two (2)
Buildings	Two (2)
Year Built	2001
Land Area	2.05 Acres
Power	100A / 208V / 3P
Lighting	Sodium Vapor / Fluorescent
Heat	Co-Ray Vac
A/C	Office Only



## SITE AVAILABILITY

UNIT #	TOTAL SF	OFFICE SF	WAREHOUSE SF	DID	CLEAR HEIGHT	RENT
30205 D	1,105 SF	1,105 SF	-	-	-	\$12.50/SF MG (Office)
30257 C	3,215 SF	1,000 SF	2,215 SF	1 - 12' x 14' w/ Trench Drain	16'	\$11.00/SF Gross (Office) \$5.50/SF Gross (Industrial)

# BUILDING LAYOUT & SITE PLAN





PROPERTY PHOTOS  
30257 - UNIT C



PROPERTY PHOTOS  
30205 - UNIT D



# AREA AMENITIES MAP





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**GEORGE J. POFOK, CCIM, SIOR**  
Principal  
+1 216 525 1469  
[gpofok@crescorealestate.com](mailto:gpofok@crescorealestate.com)

**KEVIN M. KELLY**  
Executive Vice President  
+1 216 525 1480  
[kkelly@crescorealestate.com](mailto:kkelly@crescorealestate.com)



**Cushman & Wakefield | CRESCO**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)

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