

FOR LEASE

6650-6670 W. SNOWVILLE ROAD

Brecksville, Ohio 44141



117,970 SF BUILDINGS

UP TO 16,380 SF AVAILABLE

HIGH IMAGE CORPORATE PARK LIKE SETTING

PROPERTY FEATURES



117,970 SF

TOTAL BUILDING SIZE

10.45 acres

LOT SIZE

COMMENTS

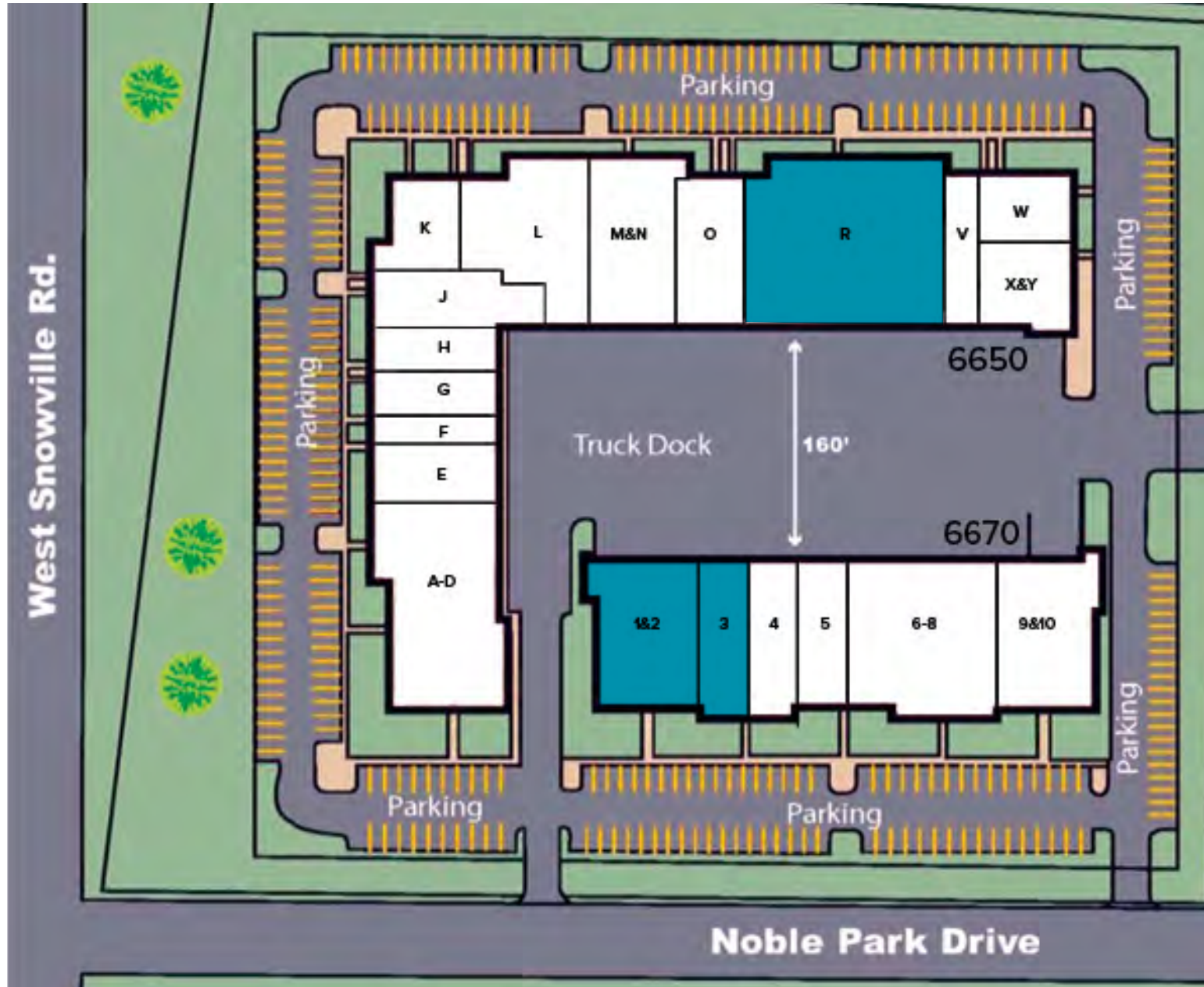
- High image corporate park like setting / campus
- Logistically and strategically located between Akron and Cleveland
- Just minutes off I-77 and I-80 (Ohio Turnpike)
- Join national and local tenants in this professionally managed corporate park
- Traffic count at I-77 is 52,500+ vehicles per day



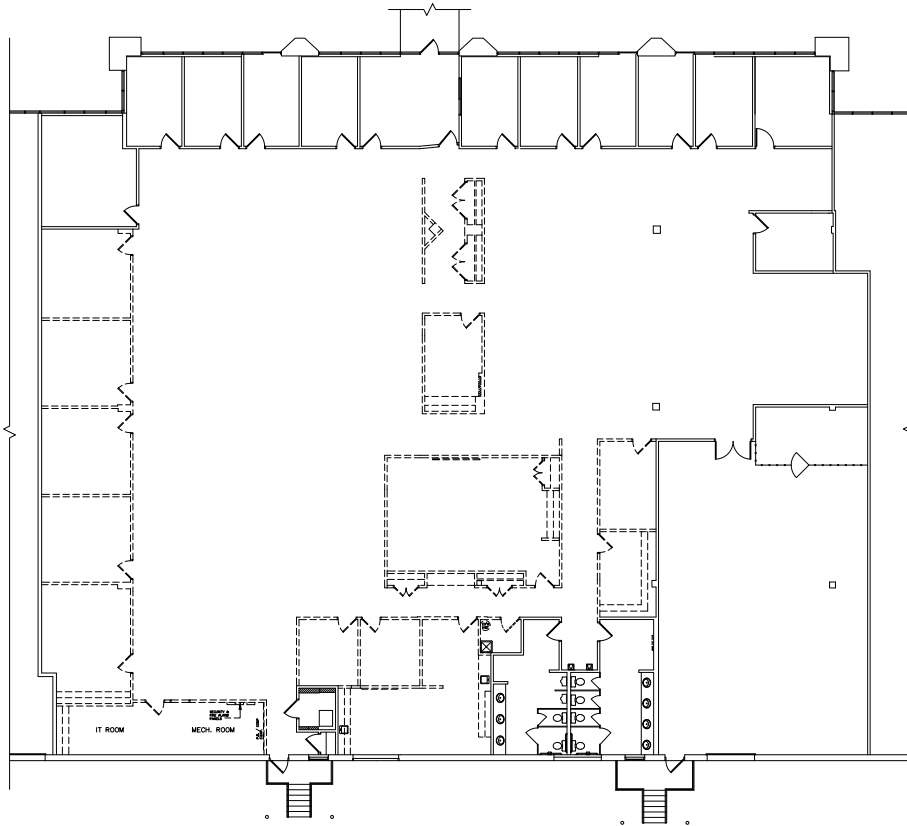
PROPERTY SPECIFICATIONS

CONSTRUCTED	1989
REFURBISHED	2011
CEILING HEIGHT	14' (6650) / 20' (6670)
SPRINKLER	Yes
LIGHTING	Fluorescent T-8
HEAT	HVAC / radiant / unit heaters
DOCKS	15
DRIVE-IN DOORS	12
AIR-CONDITIONING	Abundant - 3+ per 1,000

SITE PLAN

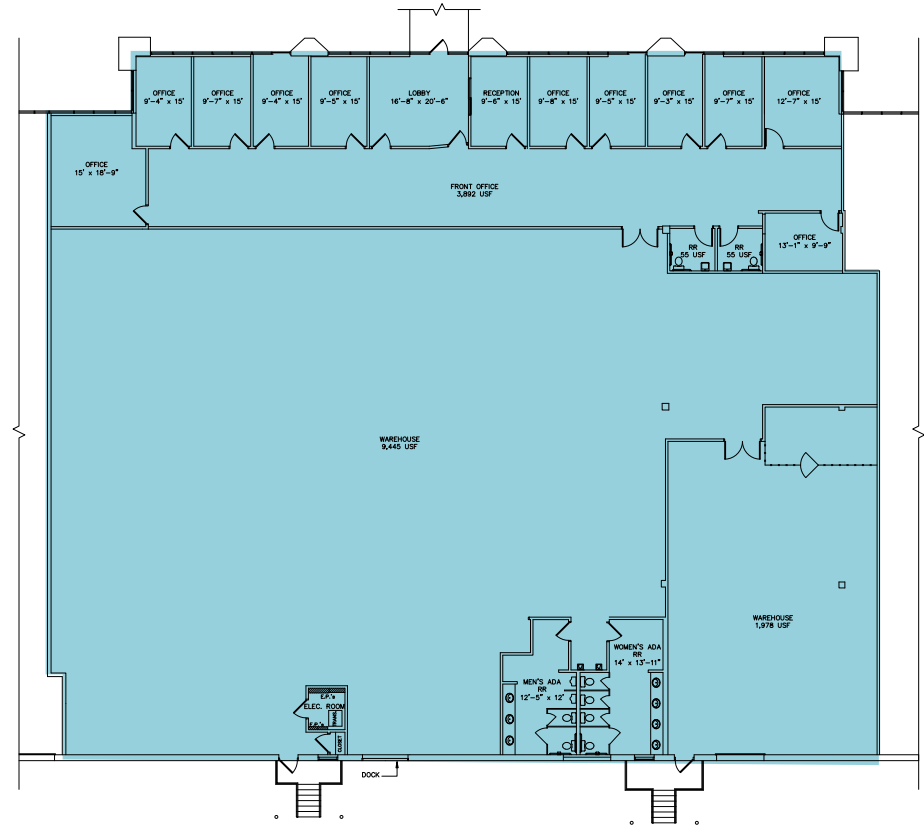


FLOOR PLANS 6650



SUITE R - CURRENT

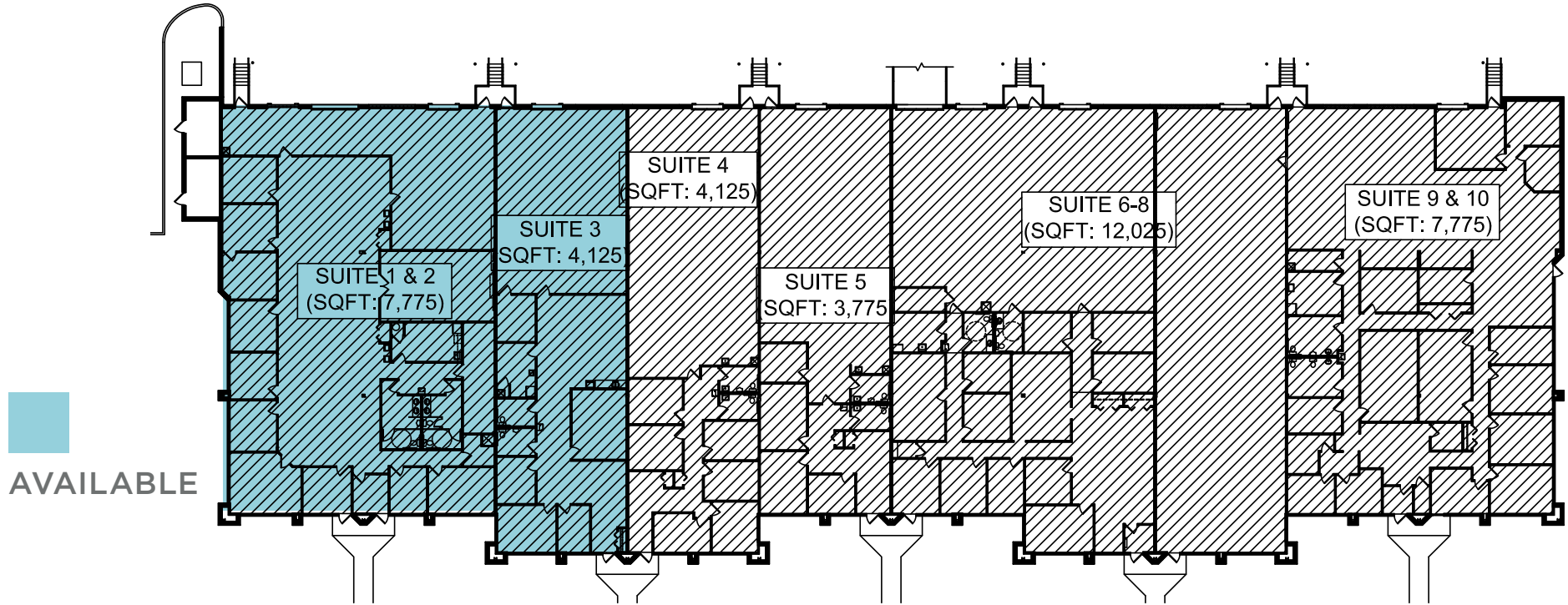
16,380 SF TOTAL SPACE AVAILABLE	15,000 SF EXISTING OFFICE SPACE	1,380 SF EXISTING INDUSTRIAL SPACE
ONE (1) DOCK	-0- DRIVE-IN DOOR	14' CLEAR CEILING HEIGHT



SUITE R - PROPOSED

16,380 SF TOTAL SPACE AVAILABLE	3,892 SF OFFICE SPACE	9,445 SF INDUSTRIAL SPACE
TWO (2) DOCK	-0- DRIVE-IN DOOR	14' CLEAR CEILING HEIGHT

AVAILABILITY 6670



CURRENT AVAILABILITY

*SUITE 1&2 - AVAILABLE 1/1/26

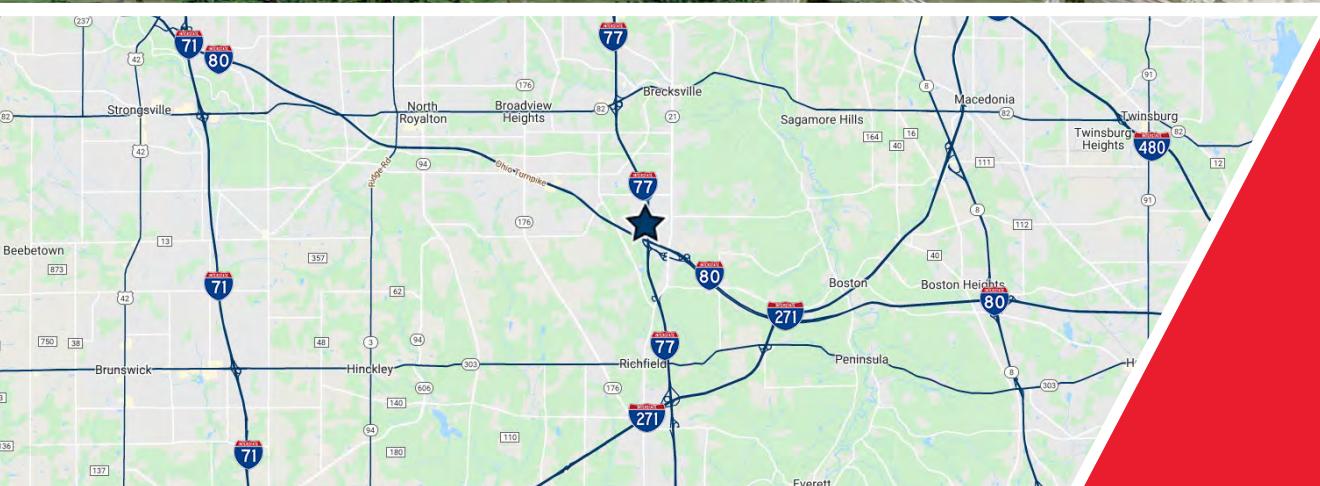
7,775 SF TOTAL SPACE AVAILABLE	6,165 SF EXISTING OFFICE SPACE	1,610 SF EXISTING INDUSTRIAL SPACE
ONE (1) DOCK	ONE (1) DRIVE-IN DOOR	20' CLEAR CEILING HEIGHT

*SUITE 3 - AVAILABLE 12/1/25

4,125 SF TOTAL SPACE AVAILABLE	3,000 SF EXISTING OFFICE SPACE	1,125 SF EXISTING INDUSTRIAL SPACE
ONE (1) DOCK	-0- DRIVE-IN DOORS	20' CLEAR CEILING HEIGHT

* SUITES ARE CONTIGUOUS

PROPERTY AERIAL MAP



Just minutes off
I-77 and I-80

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