

FOR LEASE

MARKET PLACE BUSINESS PARK

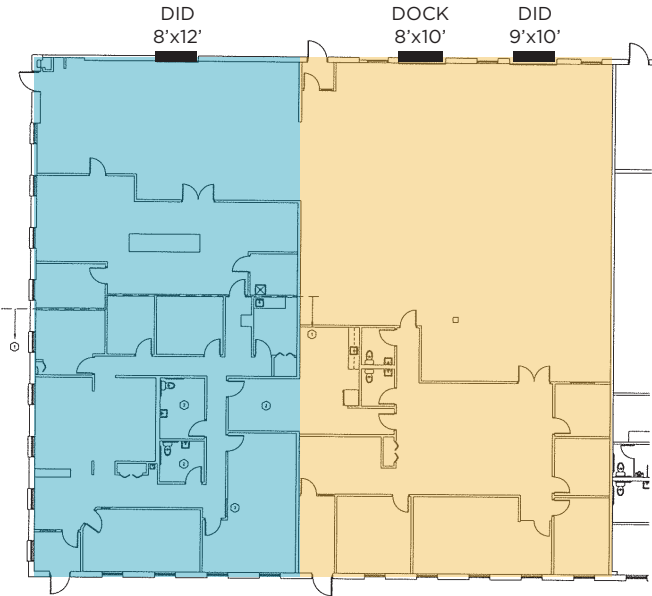
Broadview Heights, Ohio 44147



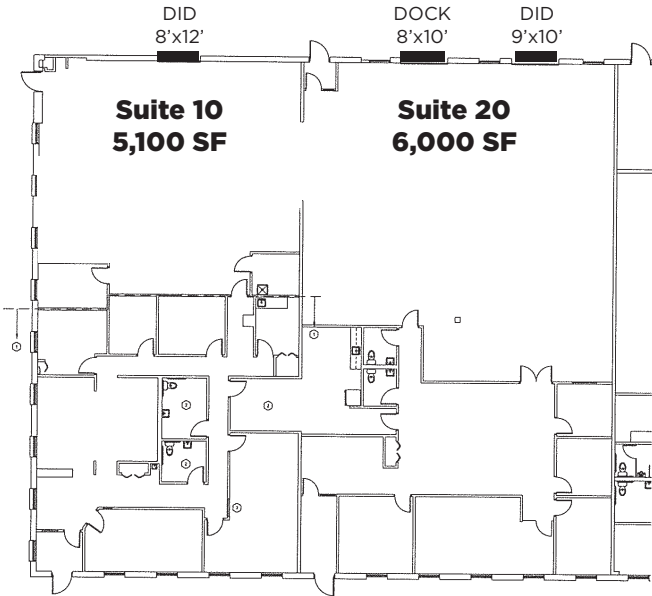
OVERALL BUILDING PLAN

3201 E ROYALTON ROAD

Existing



Potential Conversion



LEASE RATE
WAREHOUSE
\$6.00/SF NNN

OFFICE
\$10.50/SF NNN

NNN
\$4.01/SF



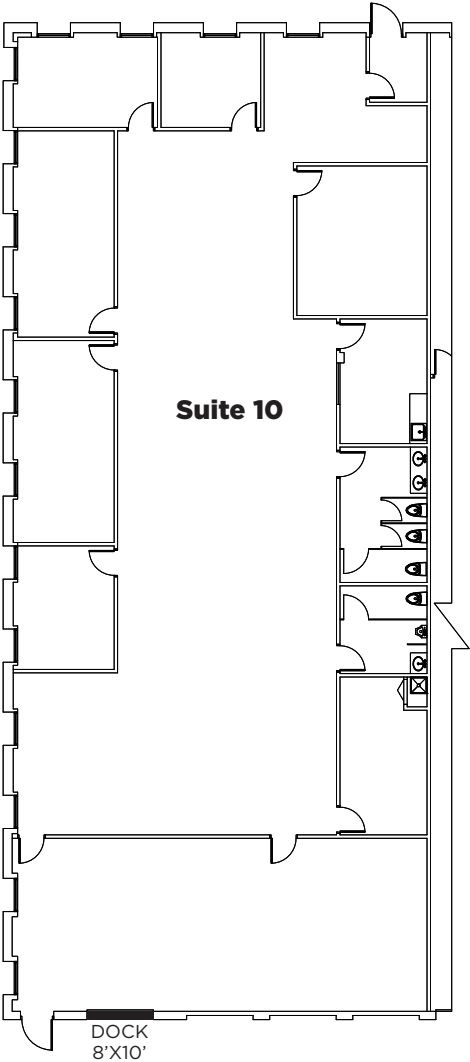
Property Specifications
Total Building Size: 24,200 SF
Year Built: 1981
Zoning: E-2 Light Industrial
Parking Spaces: 52
Clear Height: 18'6"
Lighting: LED
Heat: Overhead Gas Unit

Current Availability
Suite 10: 5,100 SF
Suite 20: 6,000 SF

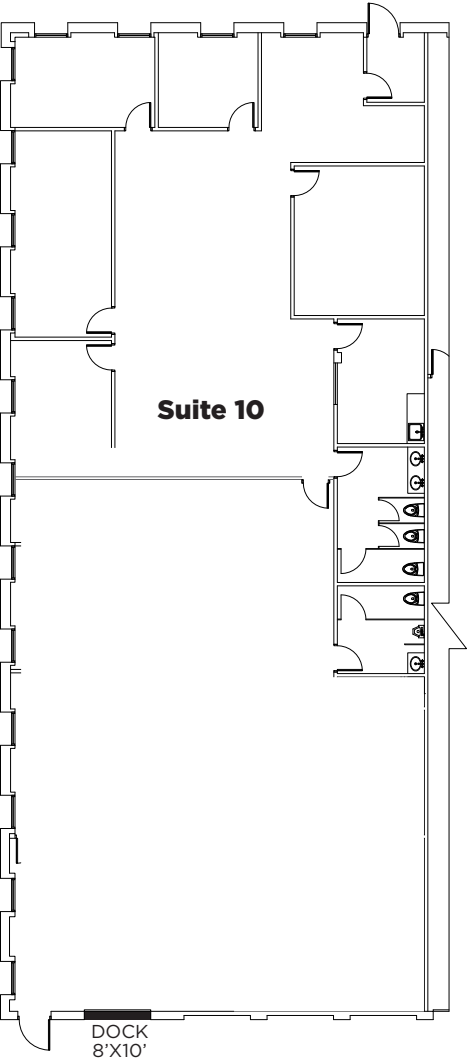
OVERALL BUILDING PLAN

3301 E ROYALTON ROAD

Existing



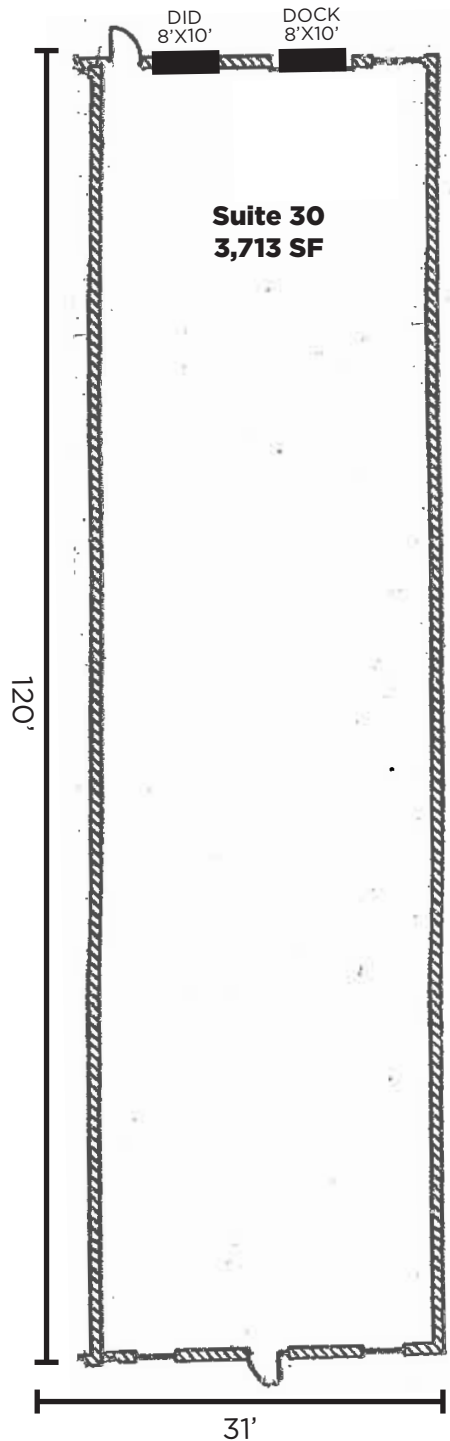
Potential Conversion



Property Specifications
Total Building Size: 29,040 SF
Year Built: 1981
Zoning: E-2 Light Industrial
Parking Spaces: 54
Clear Height: 18'6"
Lighting: LED
Heat: Overhead Gas Unit
Current Availability
Suite 10: 6,120 SF

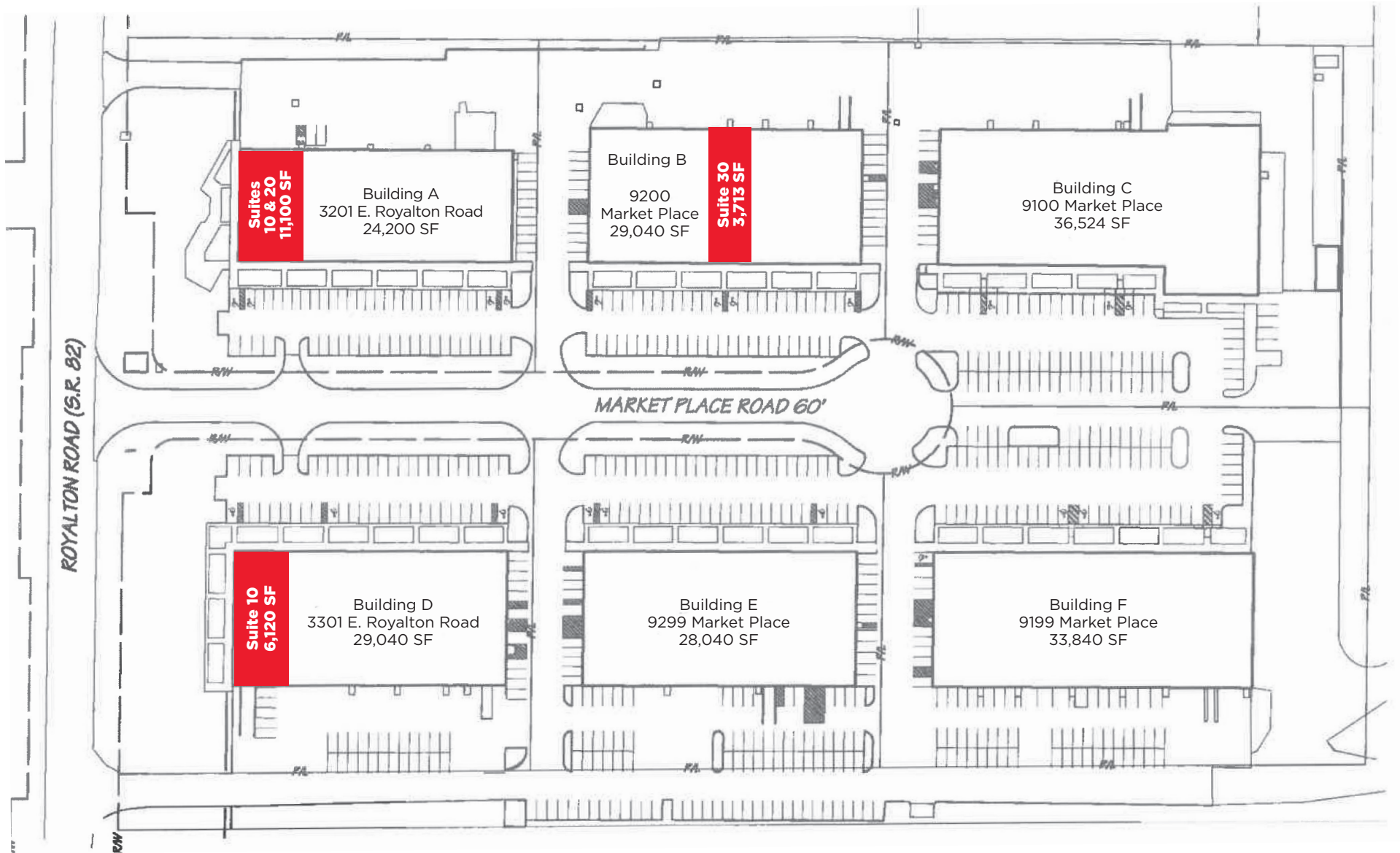
OVERALL BUILDING PLAN

9200 MARKET PLACE



Property Specifications	
Total Building Size:	29,040 SF
Year Built:	1983
Zoning:	E-2 Light Industrial
Parking Spaces:	49
Lighting:	LED
Heat:	Overhead Gas Unit
Current Availability	
Suite 30:	3,713 SF

OVERALL SITE PLAN



PROPERTY PHOTOS

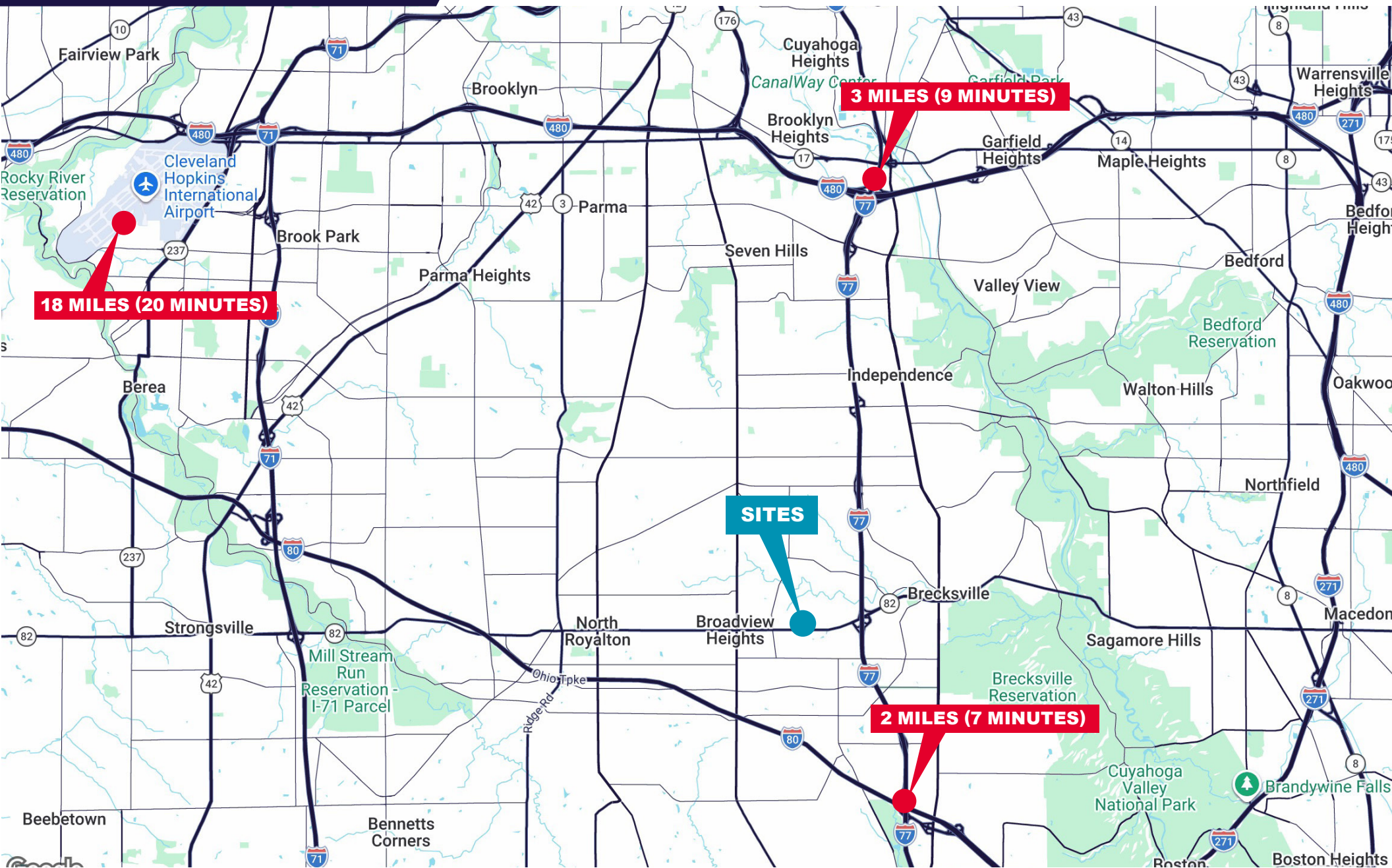


AERIAL PHOTO



LOCATION MAP

DISTANCE TO INTERCHANGES





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