



FOR LEASE

22555

ASCOA
COURT

Strongsville, Ohio

CBRE

WELL MAINTAINED WAREHOUSE BUILDING WITH OFFICE

LOCATED IN STRONGSVILLE, OH

45,320 SF Building

PPN: 393-08-004

Office built in 1994

20,000 SF Warehouse built in 1994

19,200 SF Warehouse added in 2015

18' - 21' Clear Height

3 Docks

2 Drive-In Doors

Wet Sprinkler System

1600 Amps, 3P 480 V Power

Surface Parking Lot



LEASE PRICE: \$6.99 PSF NNN

45,320
total sf

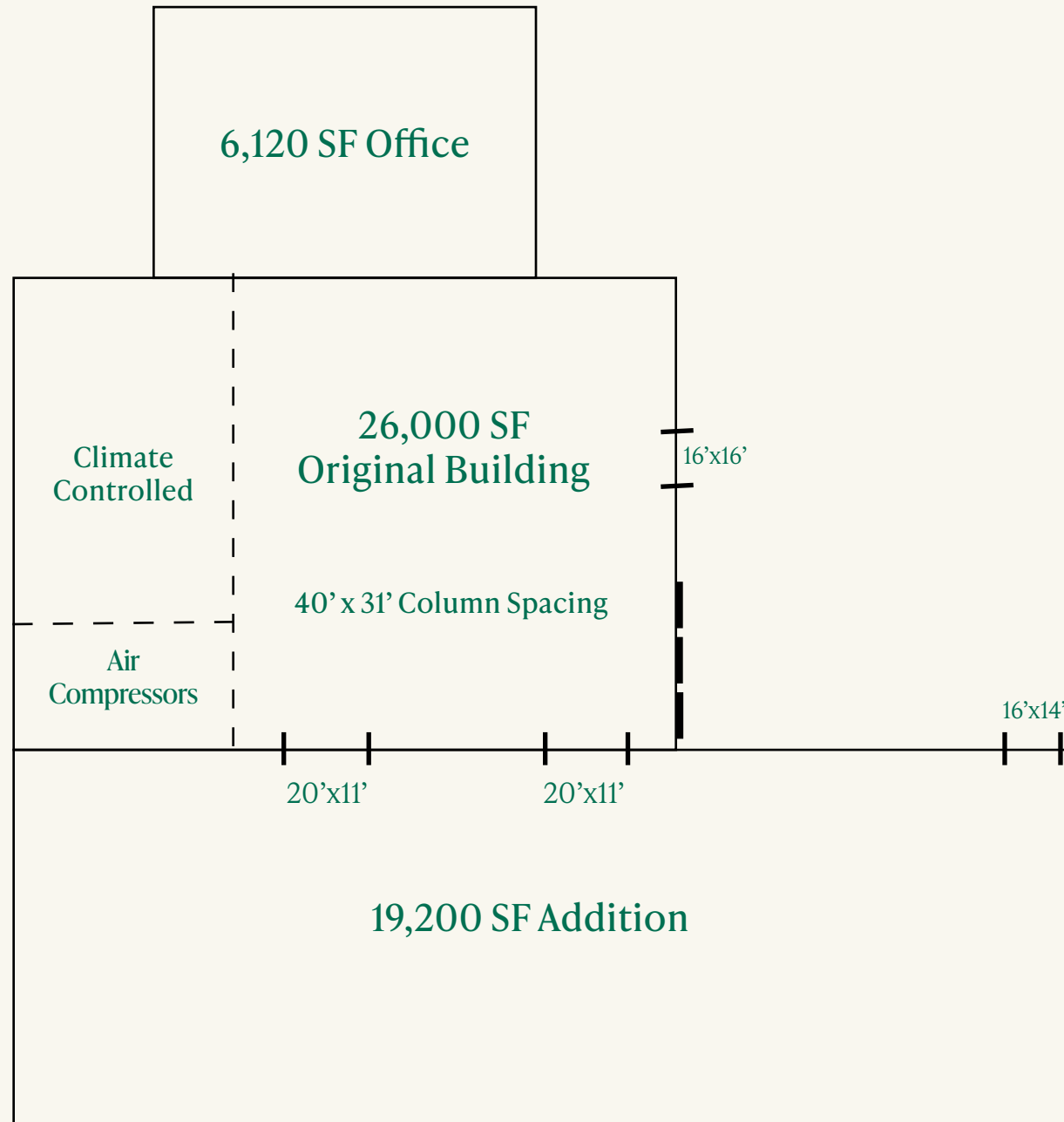
6,120
office sf

39,200
warehouse sf

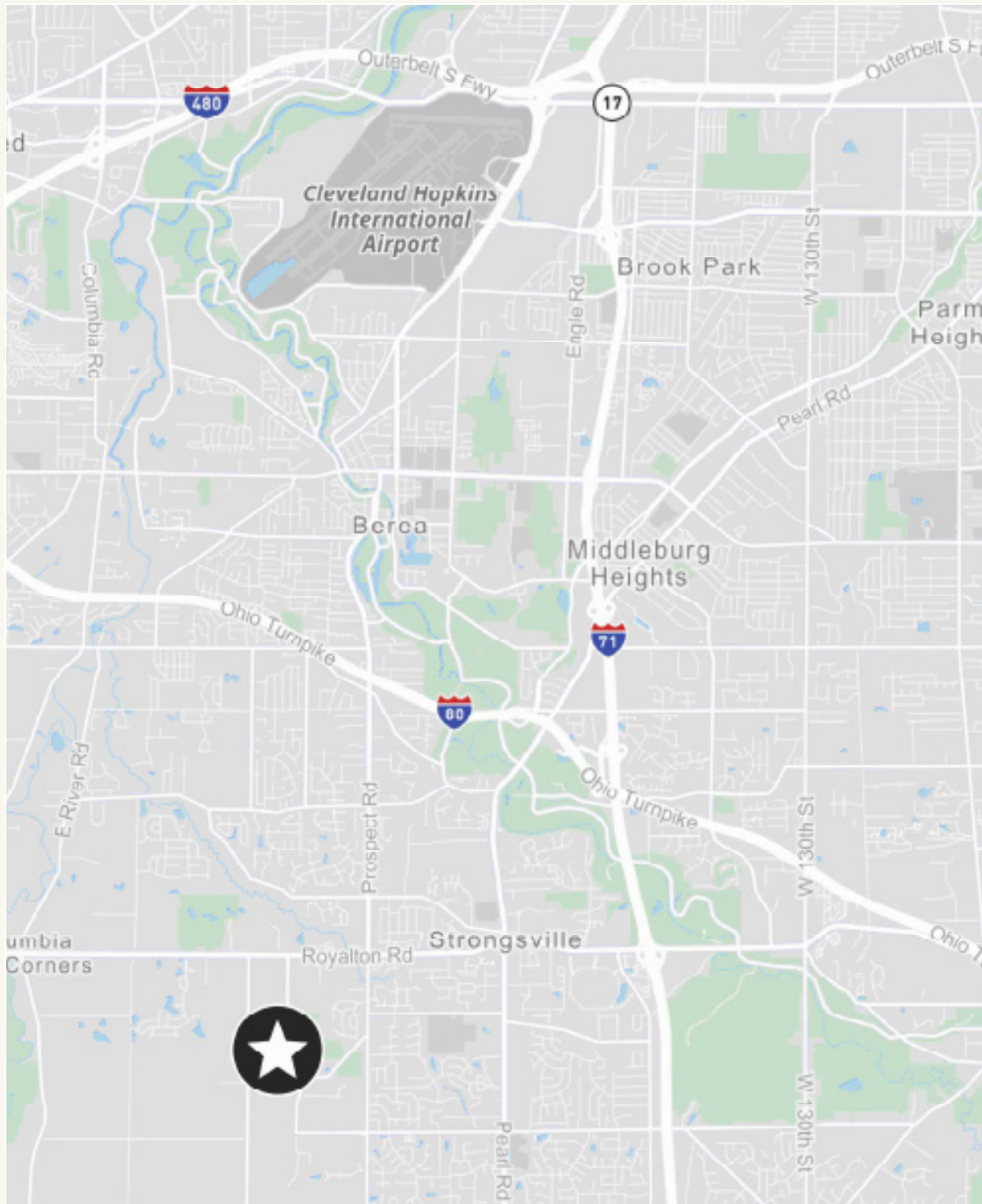
3.187
acres

FLOOR PLAN

45,320 *sf*







AREA DEMOS

5 MILE RADIUS

107,930

2025 population

3,215

2025 businesses

46,371

2025 households

\$138,070

2025 avg. hh income

\$315,370

2025 avg. hh value



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