

Industrial Flex Building

16821 Park Circle Dr, Chagrin Falls 44023



GATTO GROUP INC

BROKERAGE. MANAGEMENT. INVESTMENTS.

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Property Description

Rare opportunity to own or occupy a highly improved 5,000 SF flex building featuring approximately 2,000 SF of finished office space and 3,000 SF of warehouse/shop space. The property is ideally suited for contractors, service companies, trades, light manufacturing users, or an owner-user seeking a combination of professional office space and functional storage/workshop space.

The office area offers a mix of private offices, reception space, conference areas, and upgraded finishes throughout, creating a professional environment for employees and clients alike. The warehouse features a 10' drive-in door, dock access, open-span storage/workspace, and ample room for equipment, inventory, vehicles, or materials.

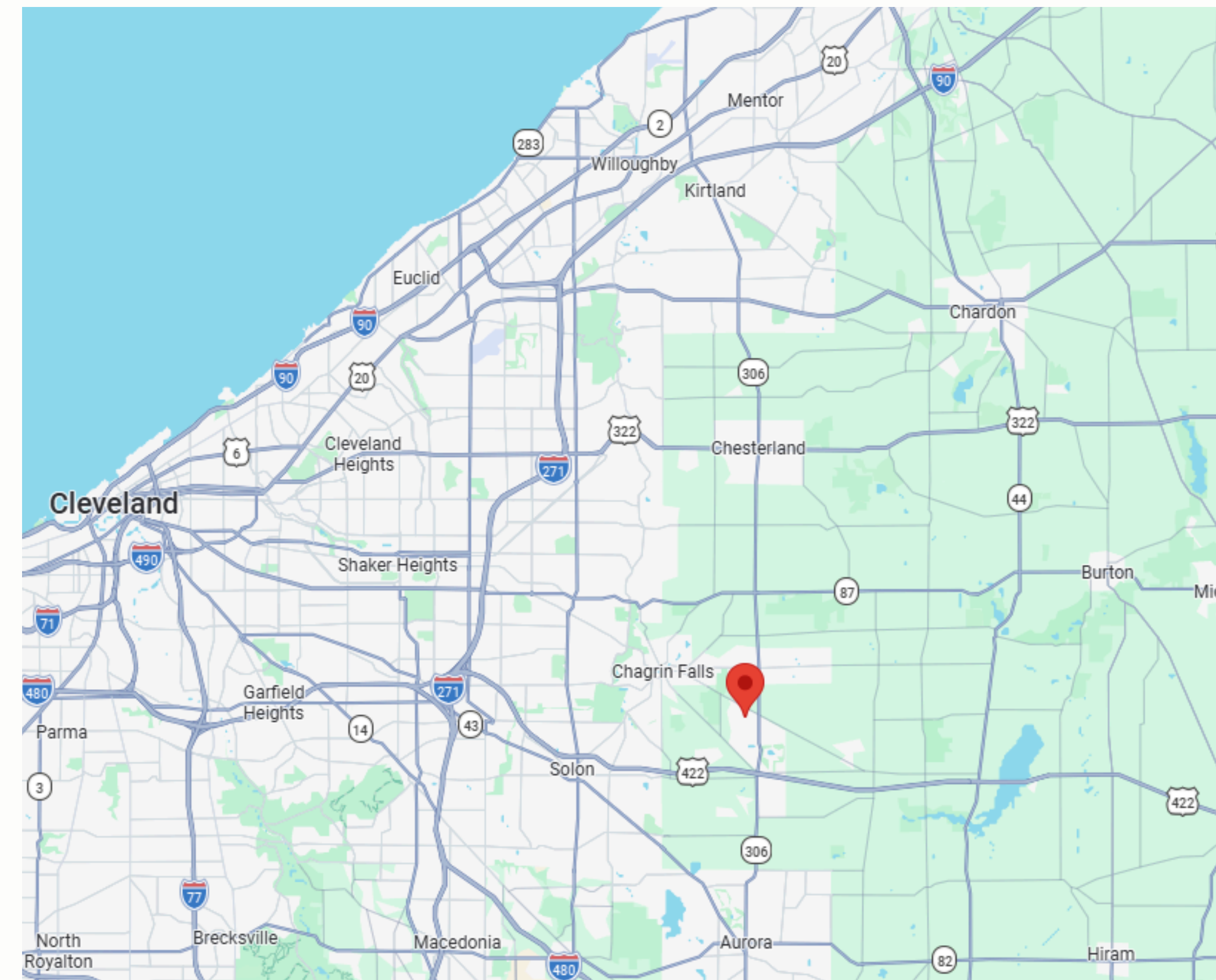
For contractors, this building provides the perfect setup to run operations from a single location with office staff in front and warehouse functionality in back. For an owner-user or hobbyist, the property offers an ideal blend of professional workspace and a private "man cave" for classic cars, recreational vehicles, toys, collections, or personal projects.

Property Type	Industrial Flex
Purchase Price	\$899,000
Building Size	+/- 5,000 SF
Price Per SF	\$179
Drive-in Door	One (10x10)
Dock	One
Warehouse Space	+/- 3,000 SF
Office Space	+/- 2,000 SF
Bathrooms	2

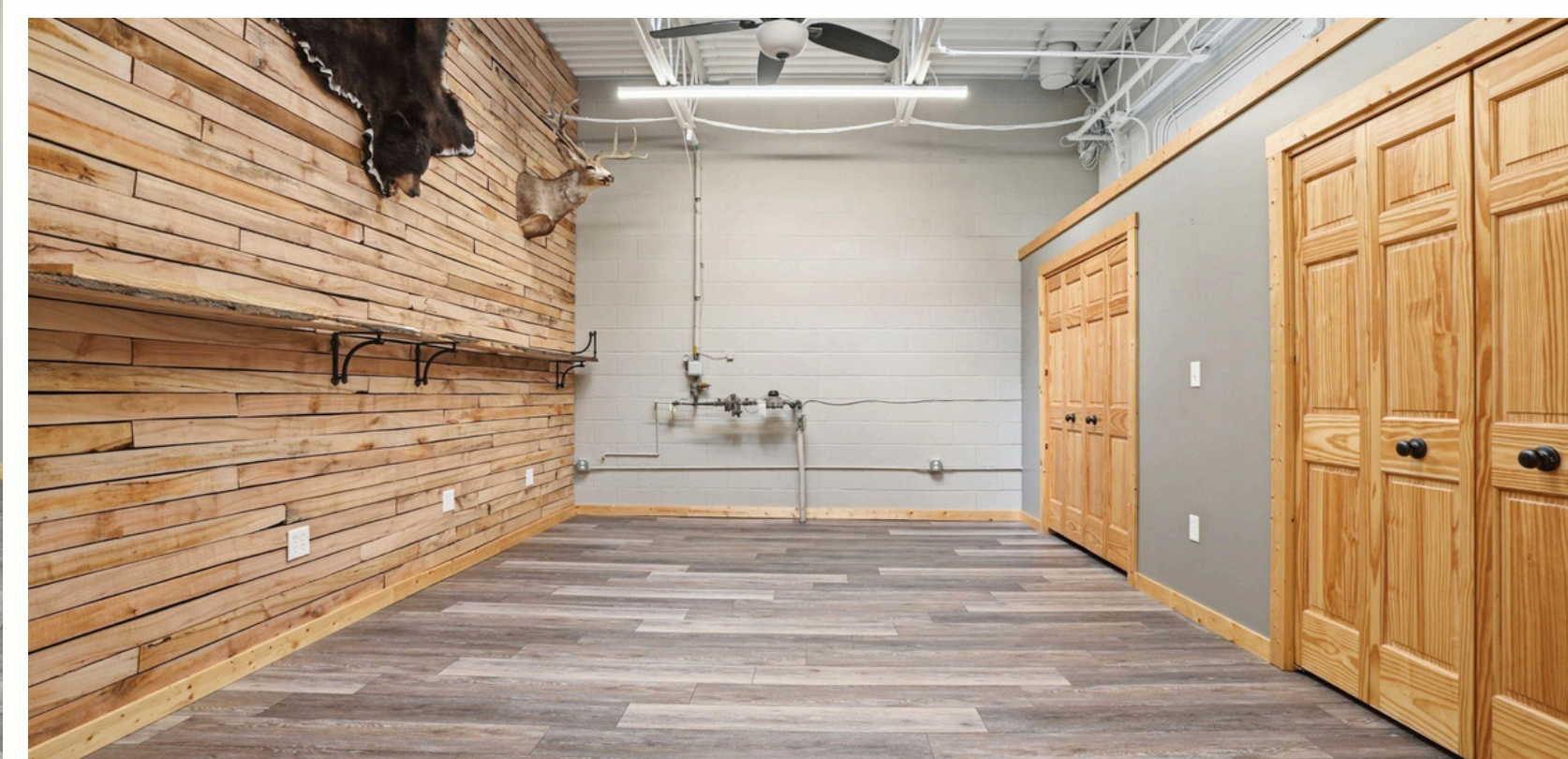


HIGHLIGHTS

- ±5,000 SF Office/Warehouse Facility
- Professional Office Environment
- Open Warehouse with Drive-In & Dock Loading
- Contractor-Friendly Layout
- Private Offices & Conference Room
- Fenced Outdoor Storage
- Ample Parking
- Move-In Ready Condition
- Ideal Owner-User / "Business & Toys Under One Roof" Opportunity



Warehouse



Office



Floor Plan

[Click here for a property tour](#)



Disclaimer

Confidentiality Agreement

This Confidentiality Agreement governs the use and disclosure of information contained in the Offering Memorandum prepared by Gatto Group regarding the subject property. By accepting and reviewing the Offering Memorandum, the recipient agrees to the terms and conditions set forth herein.

Purpose

The Offering Memorandum is provided solely for the purpose of evaluating a potential purchase of the Property. It is not to be used for any other purpose or shared with any other party without the express prior written consent of Gatto Group.

Confidentiality Obligations

By accepting the Offering Memorandum, the Recipient agrees:

1. To hold and treat the Offering Memorandum and all related materials as strictly confidential.
2. Not to reproduce, photocopy, or otherwise duplicate the Offering Memorandum, in whole or in part, without prior written approval from Gatto Group.
3. Not to disclose the Offering Memorandum or its contents to any third party, except for advisors directly involved in the evaluation of the Property, and only if such advisors agree to be bound by these confidentiality terms.
4. To use the Offering Memorandum solely for the purpose of evaluating the potential purchase of the Property and not in any manner that may harm the interests of Gatto Group or the Property's owner.

Disclaimer of Warranties

The Offering Memorandum has been prepared based on information provided by the Property owner and other sources deemed reliable. However, Gatto Group makes no representation or warranty, express or implied, regarding the accuracy or completeness of the information contained in the Offering Memorandum. The Recipient is responsible for conducting their own due diligence and verifying all information provided.

No Obligation

The Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell the Property or any binding agreement. The Property owner reserves the right, in its sole discretion, to reject any or all offers or expressions of interest and to terminate discussions at any time without notice or liability.

Return of Materials

If the Recipient decides not to pursue the acquisition of the Property or upon request by Gatto Group, the Recipient agrees to promptly return or destroy all copies of the Offering Memorandum and any related materials.

Indemnification

The Recipient agrees to indemnify and hold harmless Gatto Group, the Property owner, and their respective affiliates, officers, employees, and agents from any claims, liabilities, or damages arising out of or relating to the unauthorized use or disclosure of the Offering Memorandum or its contents.

Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio.

By accepting the Offering Memorandum, the Recipient acknowledges and agrees to be bound by the terms and conditions of this Agreement.

Gatto Group Inc.

29010 Chardon Road,
Willoughby Hills, Ohio.