

FOR SUBLEASE

9601 GRANGER ROAD

Garfield Heights, Ohio 44125



CUSHMAN & WAKEFIELD

CRESCO
Real Estate

Newly Improved Space in Desirable Neighborhood

4,200 SF OFFICE SPACE | 9,400 SF WAREHOUSE SPACE | **13,600 SF TOTAL**

PROPERTY FEATURES



13,600 SF

TOTAL SUBLEASE SPACE

4,200 SF

TOTAL AVAILABLE
OFFICE

\$10.75/SF NNN

LEASE RATE

8/24/2032

SUBLEASE EXPIRES

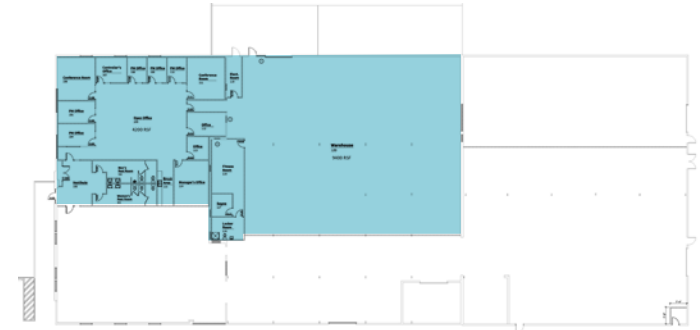
PROPERTY SPECIFICATIONS

CONSTRUCTION	Brick
YEAR BUILT	1961
CLEAR HEIGHT	20
SPRINKLER	Yes
ROOF	Flat
HEAT	Electric
AIR-CONDITIONING	Rooftop/Office
PARKING	62 Spaces

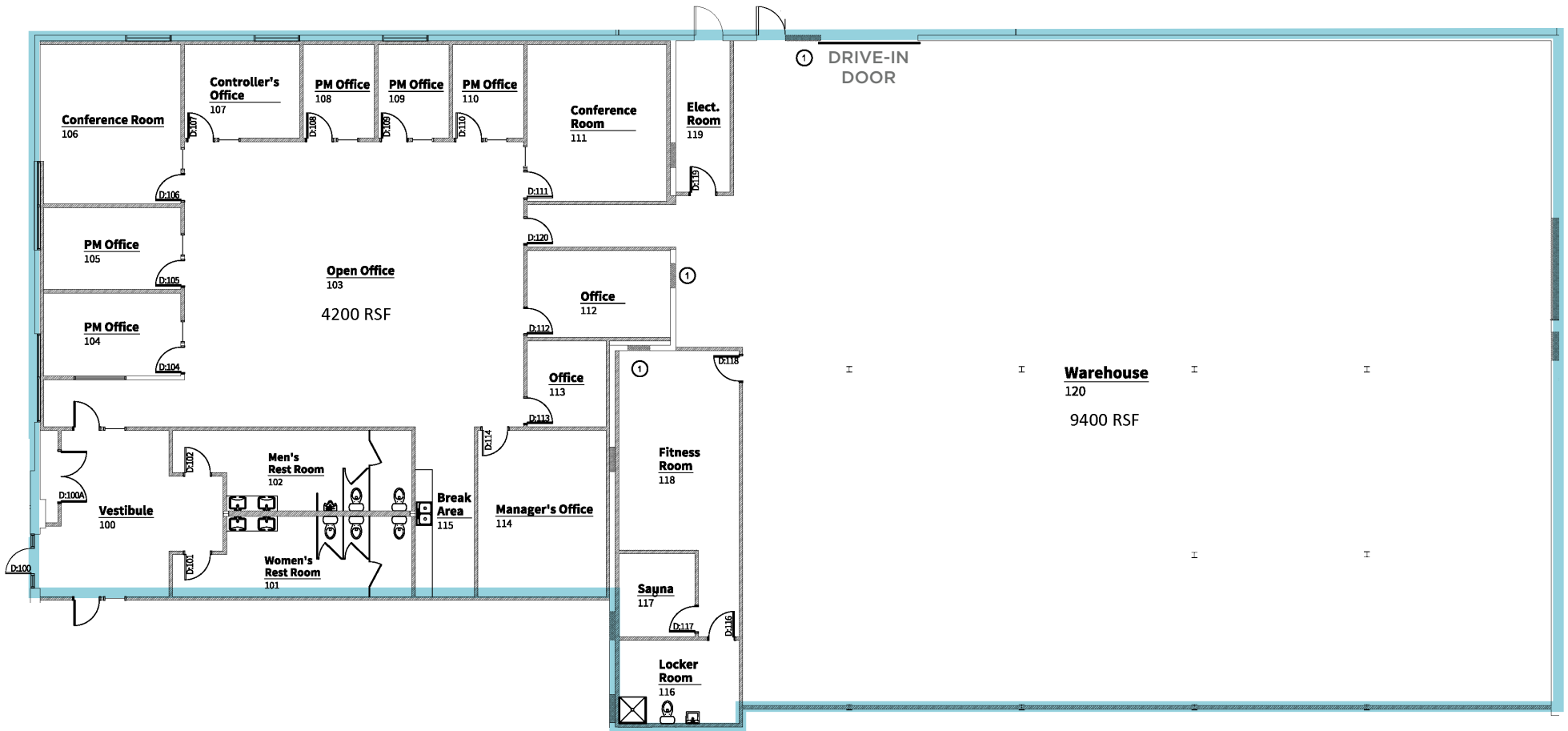
COMMENTS

- Sublease of newly improved space in desirable industrial neighborhood
- Turnkey “Plug and Play” including furniture.
- Exterior improvements include: facade upgrades, new concrete parking lot, and fresh landscaping
- Long-term leasing capability in facility with fitness room & sauna
- 9,400 SF of warehouse space with one (1) truck dock and 20’ clear height
- Close proximity to Starbucks, Chipotle, Applebee’s, Penn Station, Giant Eagle and others
- Centrally located immediately adjacent to the I-480/Transportation Boulevard exit

PROPERTY FLOOR PLAN

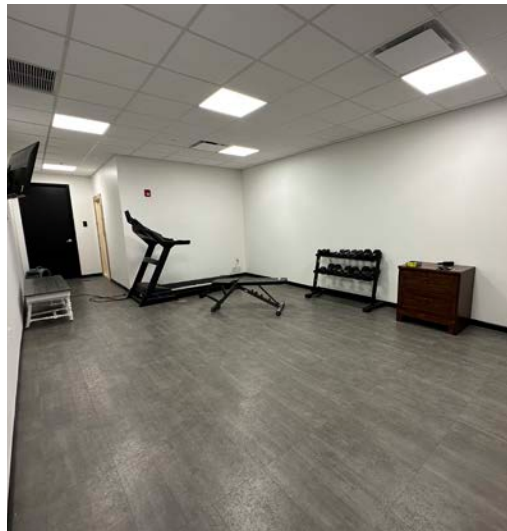
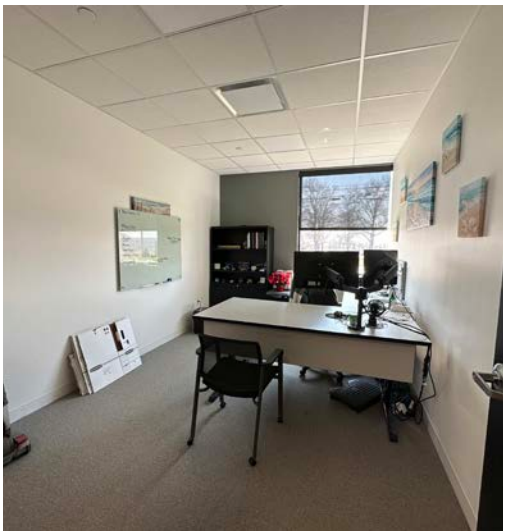
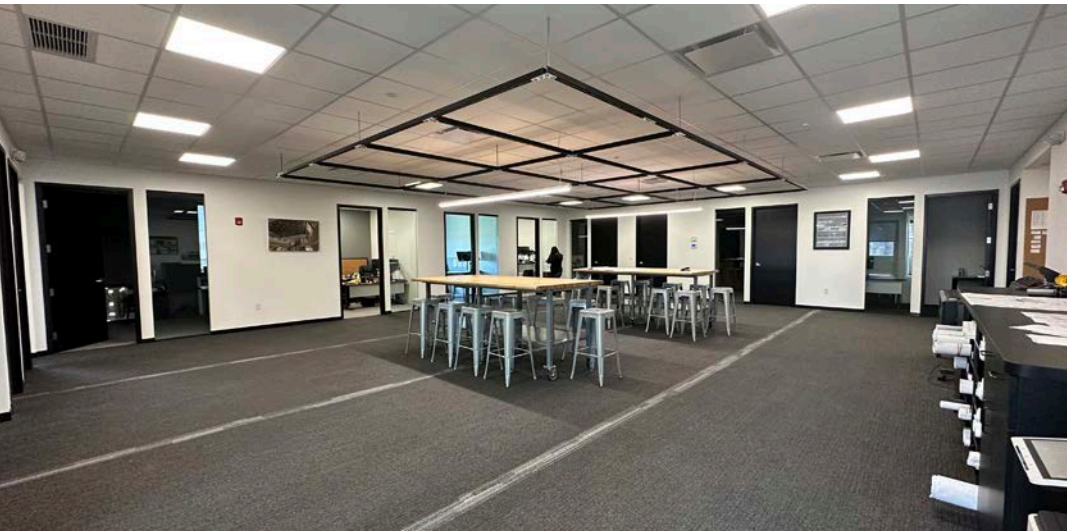
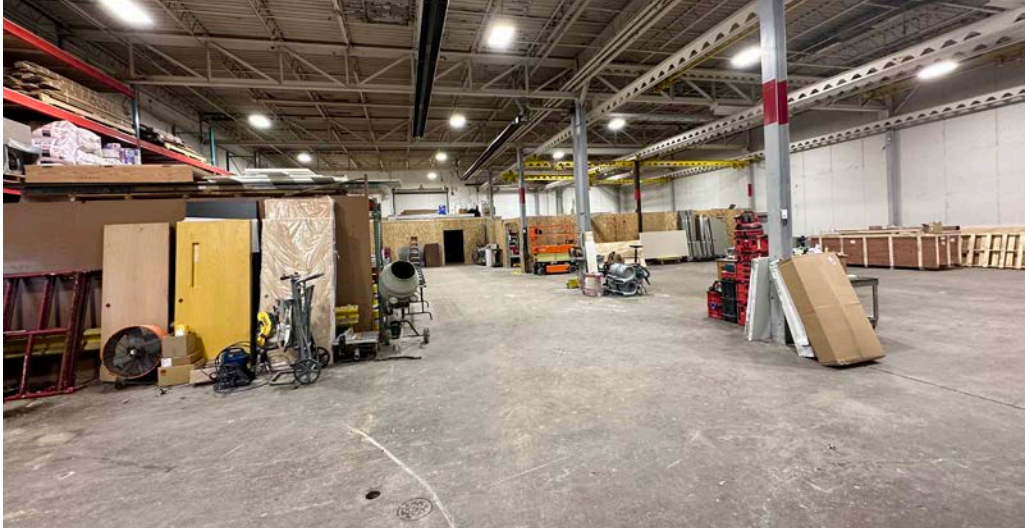


Full Building

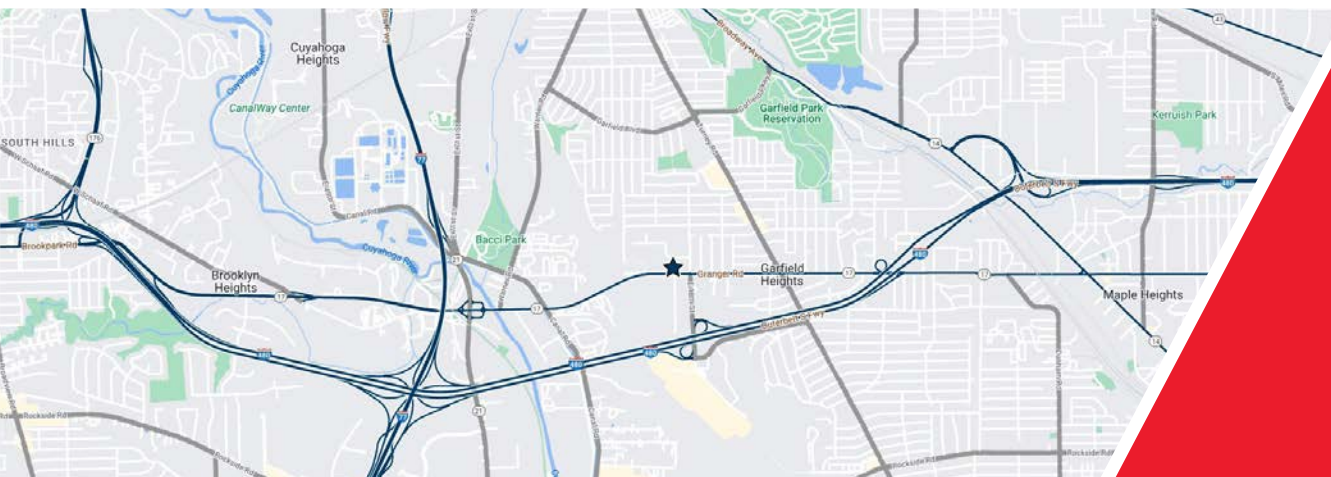
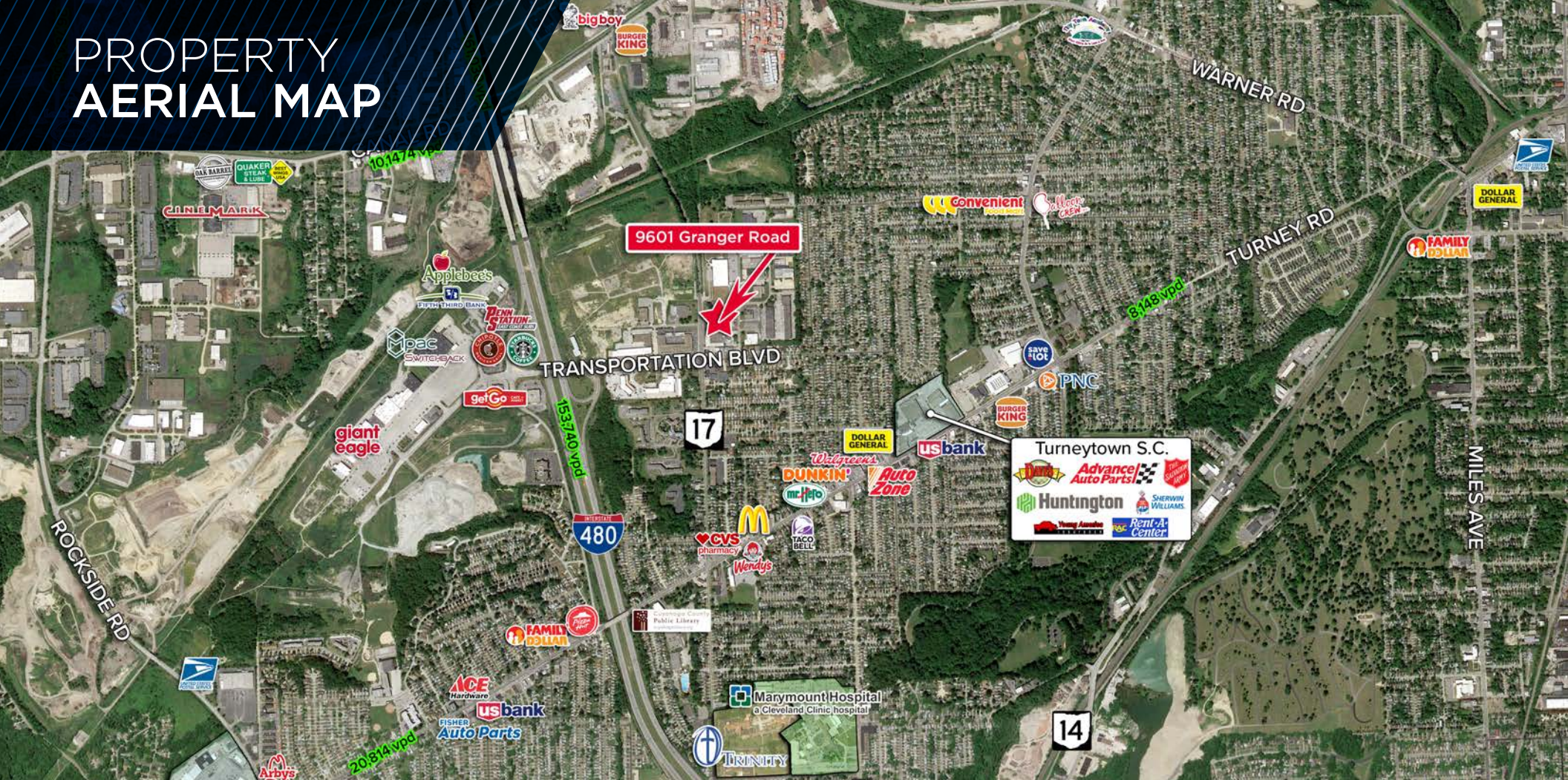


Sublease Space - 13,600 SF

PROPERTY PHOTOS



PROPERTY AERIAL MAP



Easy access to
I-77 and I-480



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