



**Cleveland Business Park  
Building 3**

18029 Cleveland Parkway  
Cleveland, Ohio

**Available For Lease  
42,150 Square Feet of Distribution Space**

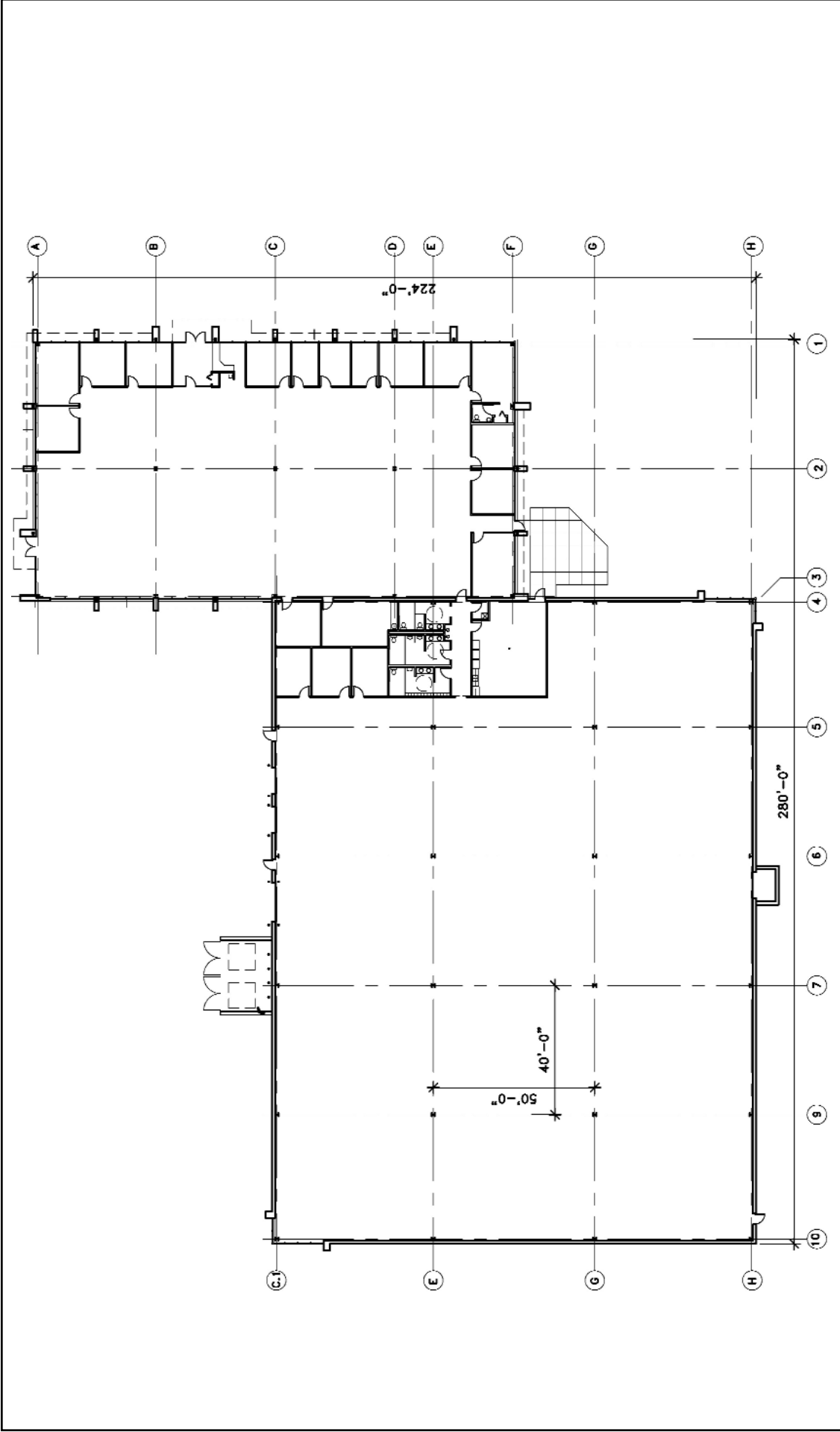


**Facts**

|                        |   |
|------------------------|---|
| <b>USE:</b>            | Warehouse, Distribution, Office, Industrial |
| <b>RENTABLE AREA:</b>  | 42,150 Square Feet                          |
| <b>OFFICES:</b>        | 12,150 Square Feet                          |
| <b>DOCKS:</b>          | 8   |
| <b>DRIVE-INS:</b>      | 1   |
| <b>CRANES:</b>         | 6 - Five ton                                |
| <b>BAYS:</b>           | 40' x 50'                                   |
| <b>CEILING HEIGHT:</b> | 24'   |
| <b>SPRINKLERS:</b>     | Monitored Wet System                        |
| <b>PARKING:</b>        | Abundant Surface Parking                    |

**T**his 42,150 square foot multi-purpose building features 12,150 square feet of office and 30,000 square feet of warehouse. The facility is ideal for storage, distribution or light industrial uses.

**C**leveland Business Park is strategically located adjacent to Cleveland Hopkins International Airport, and NASA's Glenn Research Center. The master plan has been designed to accommodate amenities such as a hotel, restaurants, and light rail transit service. The park offers high visibility as well as convenient access to Interstates 71 and 480.



42,150 Square Feet Total  
 12,150 Square Feet Office  
 30,000 Square Feet Warehouse



**CHELM PROPERTIES, INC.**

**Cleveland Business Park Building 3**  
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