

FOR LEASE

**6862 Engle Road**

Middleburg Heights, Ohio 44130



## FREE-STANDING INDUSTRIAL FACILITY

104,000 SF AVAILABLE FOR LEASE  
DIVISIBLE TO UNITS OF 8,000 SF

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# PROPERTY FEATURES



**104,000 SF**

TOTAL BUILDING SIZE

**15,600 SF**

TOTAL OFFICE SF

**88,400 SF**

TOTAL WAREHOUSE SF

**2.85 ACRES**

TOTAL SITE SIZE

**\$9.00/SF NNN**

OFFICE LEASE RATE

**\$4.50/SF NNN**

WAREHOUSE LEASE RATE

## COMMENTS

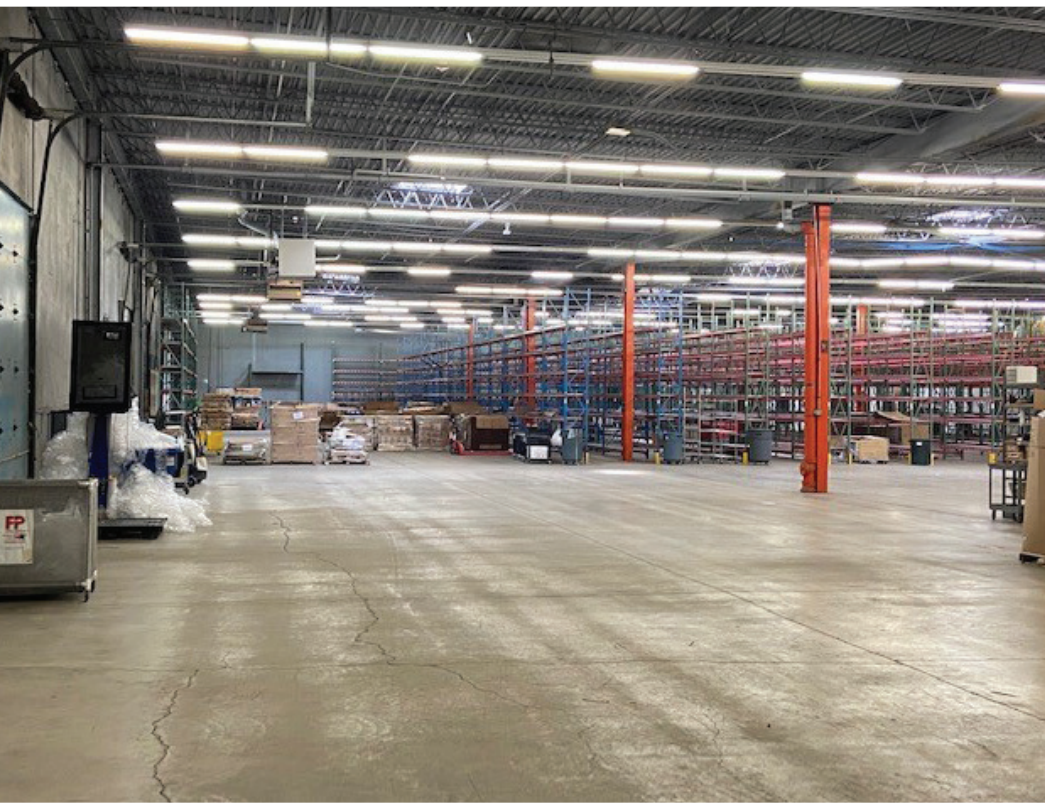
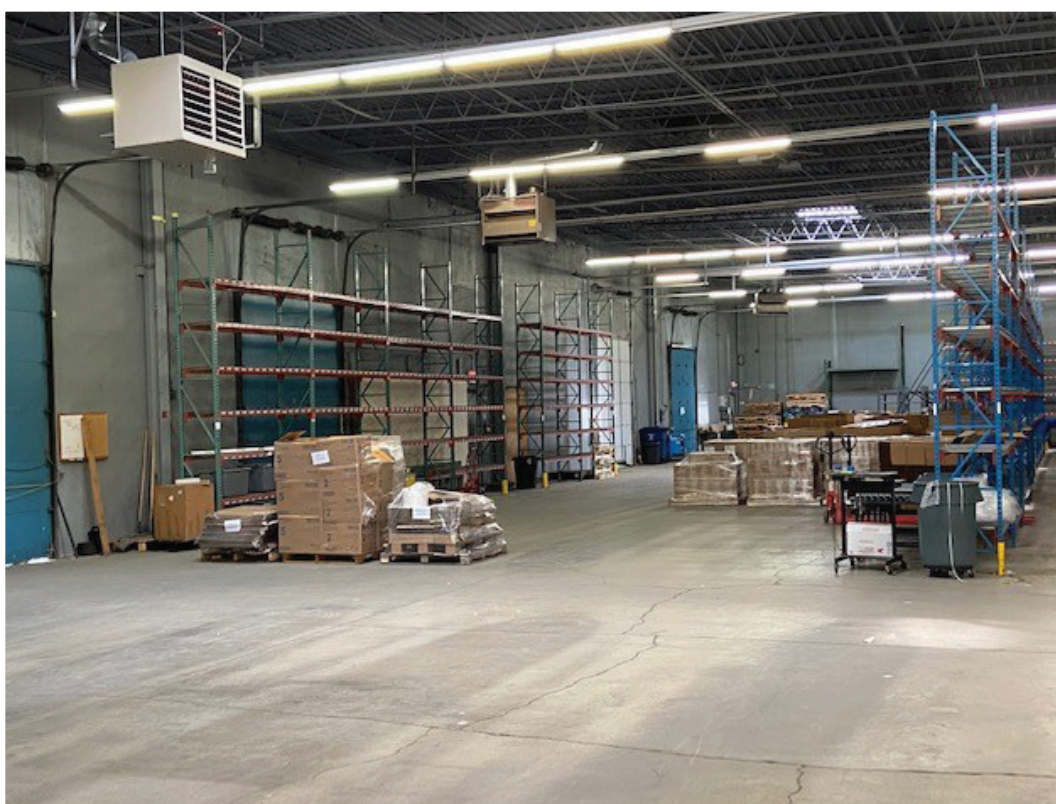
- Free-standing 104,000 SF industrial flex facility located in Cleveland southwest suburb minutes from Cleveland Hopkins Int'l Airport
- Building is fully sprinklered and has 15 existing truck docks. Drive-ins can be added
- Building can be leased to one user or is divisible to 8,000 SF units
- Offices to suit
- Large truck court and ample parking

## PROPERTY SPECIFICATIONS

|               |          |                 |                    |
|---------------|----------|-----------------|--------------------|
| CONSTRUCTION: | Tilt Up  | CEILING HEIGHT: | 18'7"              |
| LIGHTING:     | T-8      | DOCKS:          | 15                 |
| ROOF:         | Flat     | DRIVE-IN DOORS: | -0- (can be added) |
| FLOOR:        | Concrete | PARKING:        | Ample parking      |

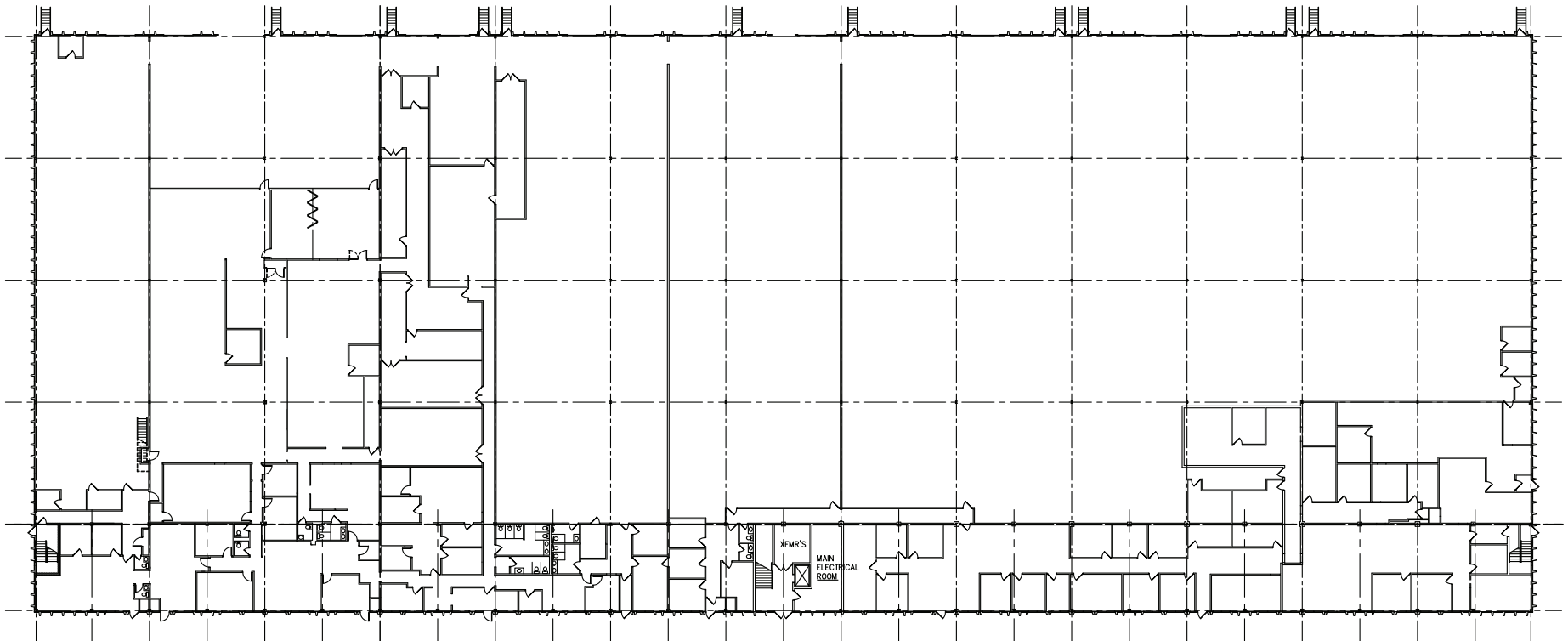


# PROPERTY PHOTOS





# PROPERTY FLOOR PLAN



OVERALL BUILDING PLAN

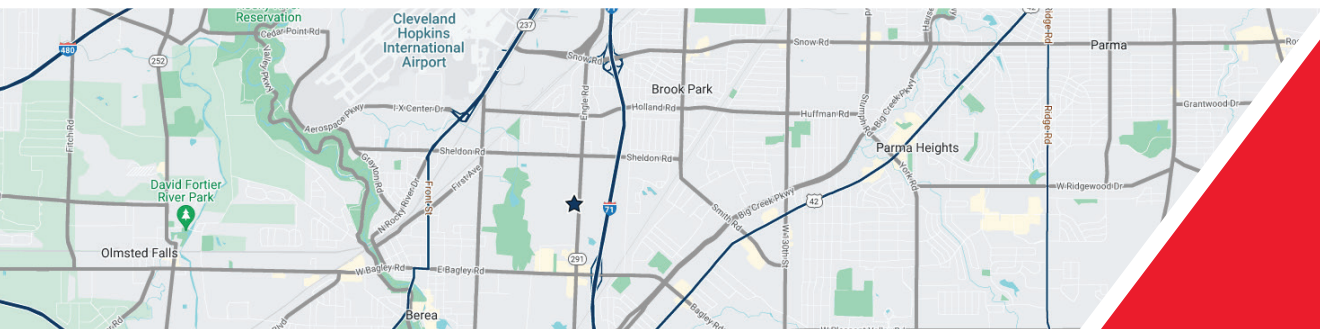
SCALE: NONE



## LANDLORD WILL RECONFIGURE OFFICES & WAREHOUSE



# PROPERTY AERIAL MAP



Easy access  
to I-480 and I-71



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