



CHELM PROPERTIES, INC.

Pleasant Valley Business Park Distribution Building

7575 East Pleasant Valley Road
Independence, Ohio



Facts

USE:	Industrial, Warehouse, Distribution
RENTABLE AREA:	97,194 Square Feet
OFFICES:	11,301 Square Feet
DOCKS:	15
DRIVE-INS:	1
BAYS:	45' x 45'
CEILING HEIGHT:	24'
SPRINKLERS:	Monitored Wet System
HEAT:	Gas Fired Air Rotation System
PARKING:	Abundant Surface Parking

Pleasant Valley Business Park is a high image industrial/office park totaling 137,252 square feet on 15 acres. This 97,194 square foot distribution facility can accommodate a wide variety of industrial users and includes 11,301 square feet of finished offices.

Nearby amenities include Cuyahoga Valley National Park, restaurants and lodging. Pleasant Valley Business Park is just two minutes to Interstates 77 and 480 and only five minutes from the Jennings Freeway (Ohio Route 176).