

FOR LEASE

# AIRPORT DISTRIBUTION COMPLEX

## 18901 Snow Road

Brook Park, Ohio 44142



## 655,180 SF AMENITY RICH DISTRIBUTION CENTER

- 211,200 SF AVAILABLE
- EXTRA HIGH HAZARD SPRINKLER
- EXCELLENT INTERSTATE ACCESS
- INSIDE RAIL (CSX)
- ON-SITE MANAGEMENT
- TRAILER PARKING

**211,200 SF**  
**Divisible to**  
**105,600 SF**



# PROPERTY FEATURES



**655,180 SF**

TOTAL BUILDING SIZE

**211,200 SF  
DIVISIBLE TO  
105,600 SF**

SPACE AVAILABLE

**30.95 ACRES**

TOTAL SITE SIZE

**\$5.00/SF NNN**

LEASE RATE

**\$1.01/SF**

ESTIMATED NNN EXPENSES

## PROPERTY SPECIFICATIONS

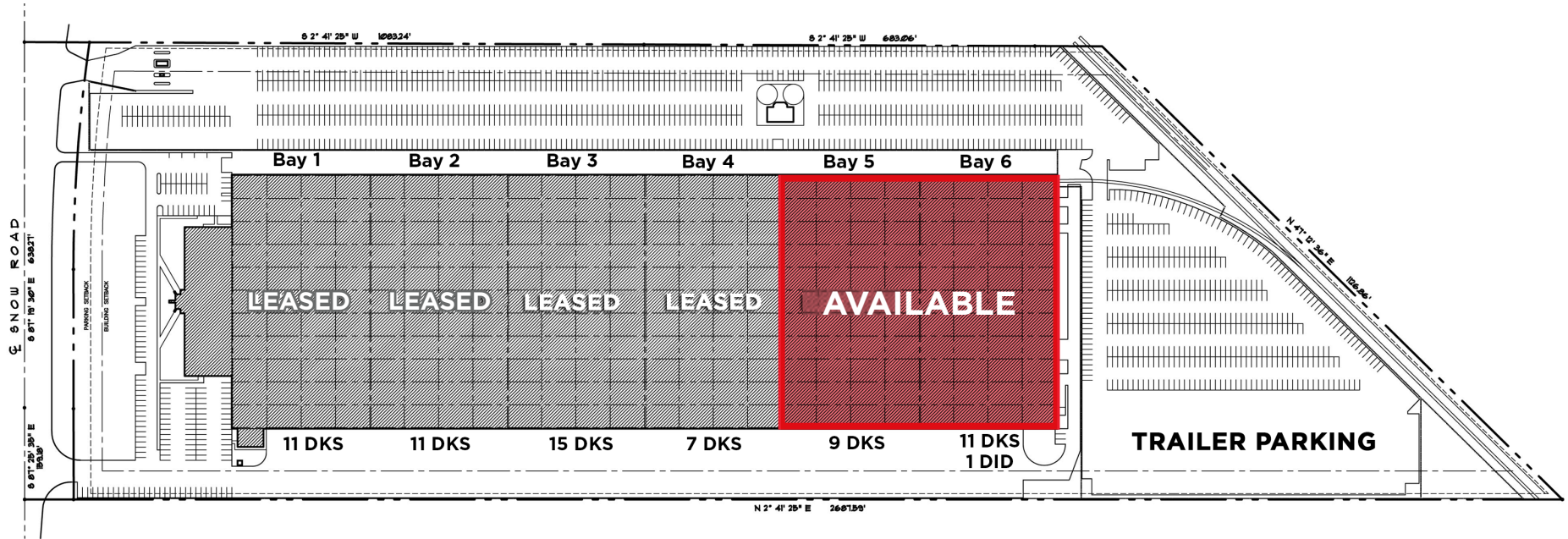
BUILDING SF	655,180 SF
WAREHOUSE SF	625,664 SF
OFFICE SF	29,516 SF
AVAILABLE SF	211,200 SF
AVAILABLE WAREHOUSE SF	209,700 SF
AVAILABLE OFFICE SF	1,500 SF
MINIMUM DIVISIBLE	105,600 SF
LAND	30.95 acres
CEILING HEIGHT	20' - 28'
YEAR CONSTRUCTED	1956
CONSTRUCTION	Masonry
COLUMN SPACING	40' x 60'
DOCKS	Sixty-four (64)
DRIVE-IN DOORS	Two (2)
SPRINKLER	Extra High Hazard
LIGHTING	LED
HEAT	Air Rotation / Radiant Tube
POWER	1200A / 240/480V / 3P
CAR PARKING	104 spaces
TRAILER PARKING	80 spaces
INSIDE RAIL	CSX (24 car)
ROOF	New - 3/2024 installation commencement. R-26 foam insulation under Johns Manville 2-ply modified Bitumen roof system. 20 year warranty.

## CURRENT AVAILABILITIES

**BAY 6 - APRIL 1, 2026 DELIVERY**

<b>211,200 SF</b> TOTAL SPACE AVAILABLE	<b>1,500 SF</b> OFFICE SPACE	<b>209,700 SF</b> INDUSTRIAL SPACE
<b>TWENTY</b> TOTAL DOCKS W/LEVELERS <b>ONE</b> DRIVE-IN DOOR	EXTRA HIGH HAZARD SPRINKLER LED LIGHTING ACTIVE RAIL	<b>20'-28'</b> CLEAR CEILING HEIGHT

# PROPERTY FLOOR PLAN



**SITE PLAN**  
SCALE 1" = 10'-0"



**PRICING**

Lease Rate: \$5.00/SF NNN

**NNN EXPENSES**

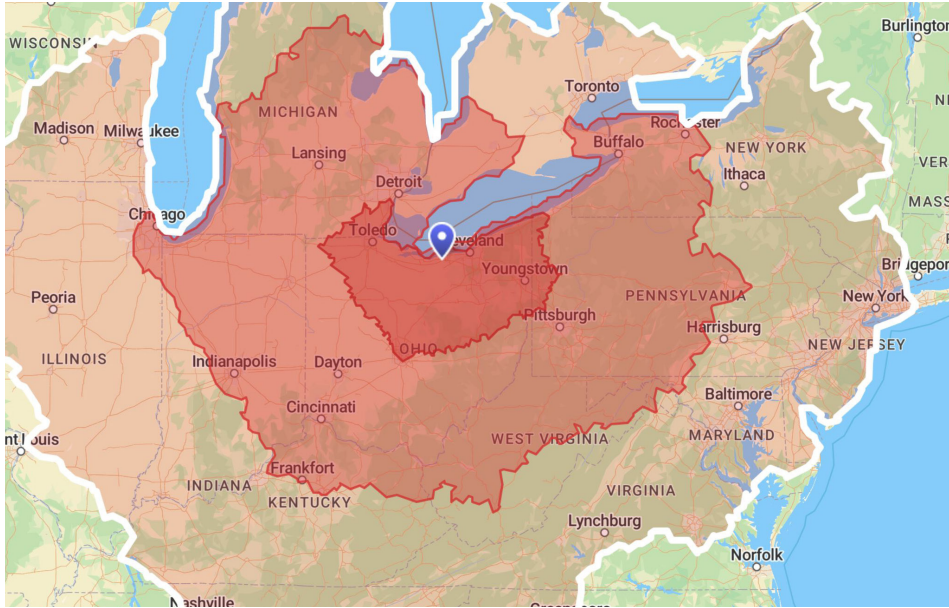
Real Estate Taxes . . . \$\$.49/SF  
 Insurance . . . . . \$.15/SF  
 CAM. . . . . \$.37/SF

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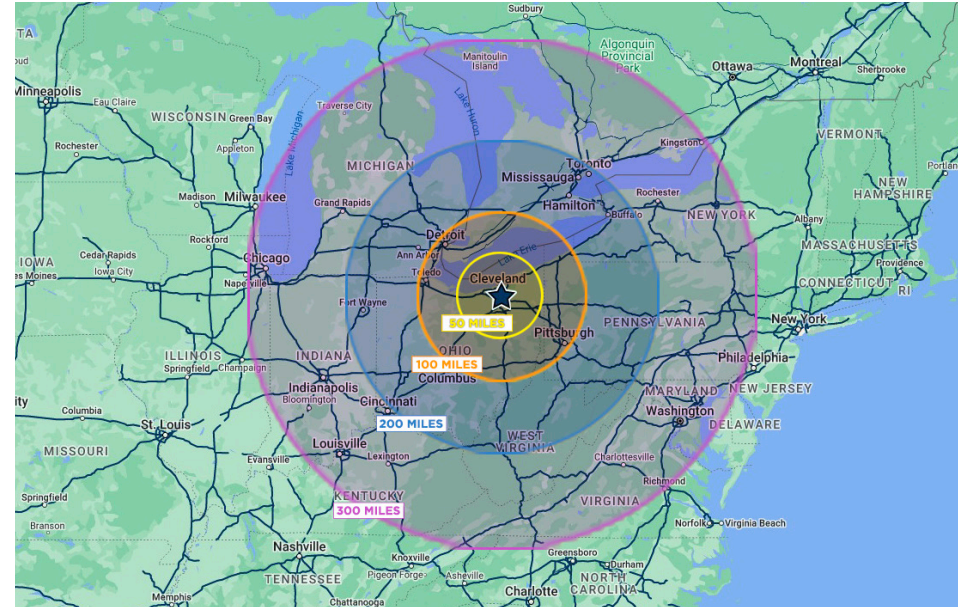
TOTAL \$1.01/SF

# PROPERTY ABOUT

## DRIVE-TIME FROM NE OHIO



## RADIUS MAP



## REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	0.5 miles	2 m
Columbus	1,687,000	134 miles	1 h 56 m
Detroit	3,521,000	172 miles	2 h 34 m
Pittsburgh	1,699,000	120 miles	2 h 19 m
Cincinnati	1,764,000	243 miles	3 h 29 m
Indianapolis	1,858,000	307 miles	4 h 26 m
Louisville	1,107,000	340 miles	4 h 53 m
Chicago	8,901,000	353 miles	5 h 21 m
Toronto	6,313,000	300 miles	4 h 58 m
Washington D.C.	5,434,000	360 miles	6 h 1 m
Philadelphia	5,756,000	438 miles	6 h 56 m
New York	18,867,000	458 miles	7 h 10 m
Charlotte	2,204,000	503 miles	7 h 35 m





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