FOR SALE OR LEASE

5446 DUNHAM ROAD
MAPLE HEIGHTS, OHIO 44137

Centrally-located 57,560 SF mixed-use facility for sale near I-480 within Cleveland's Industrial Corridor. 20,000 SF is available for lease.



CUSHMAN & WAKEFIELD | CRESCO Real Estate

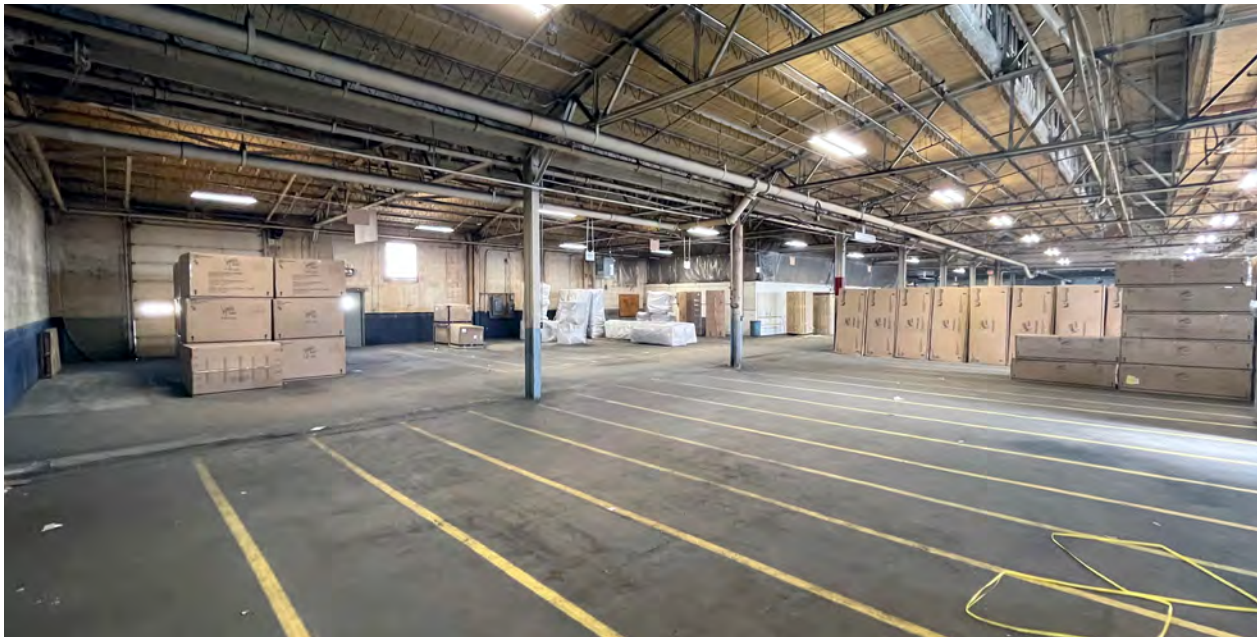
PROPERTY INFORMATION

- Owner-user opportunity featuring 20,000 SF available for immediate occupancy, plus additional income from three existing tenants occupying approximately 30,270 SF. An additional 7,290 SF of second-floor office space is also available for occupancy or future expansion.
- Centrally-located; minutes from I-480 and within an industrial heavy area

QUICK STATS

Building SF	57,560 SF
Floors	Two (2)
Occupancy	66%
Land Area	2.39 Acres
Clear Height	14’
Column Spacing	Clear Span
Docks	Three (3)
Drive-In Doors	Six (6)
Power	800A / 480V / 3P
Lighting	Fluorescent
Heat	Overhead Gas / Radiant
Sprinkler	Yes



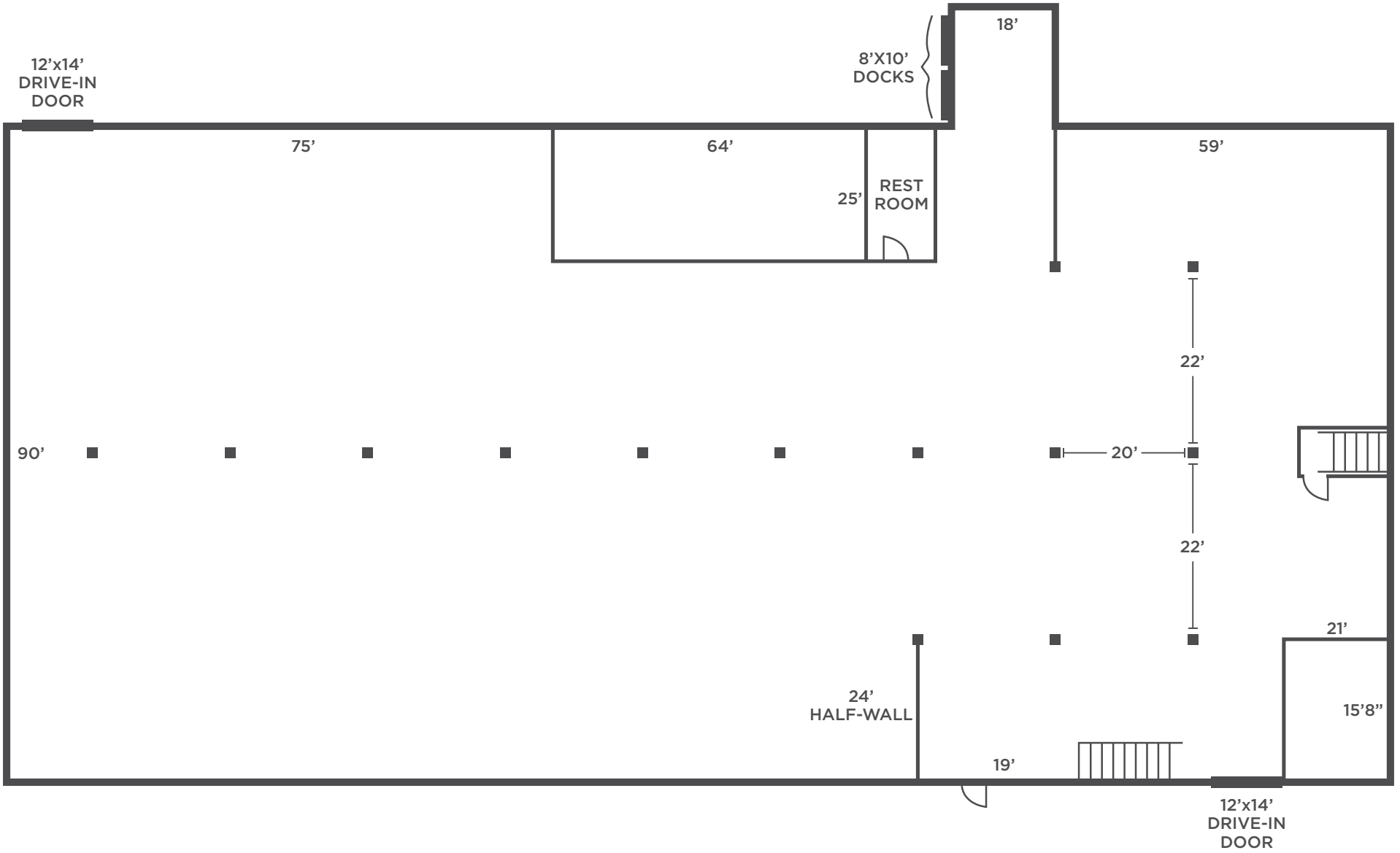


AVAILABILITY

UNIT #	SF	Docks	Drive-In Doors
1	20,000 SF : (2,000 SF Office, 18,000 SF Warehouse) Clear Span	Two (2)	Two (2)

Sale Price: $875,000 | **Lease Rate:** $4.00/SF NNN

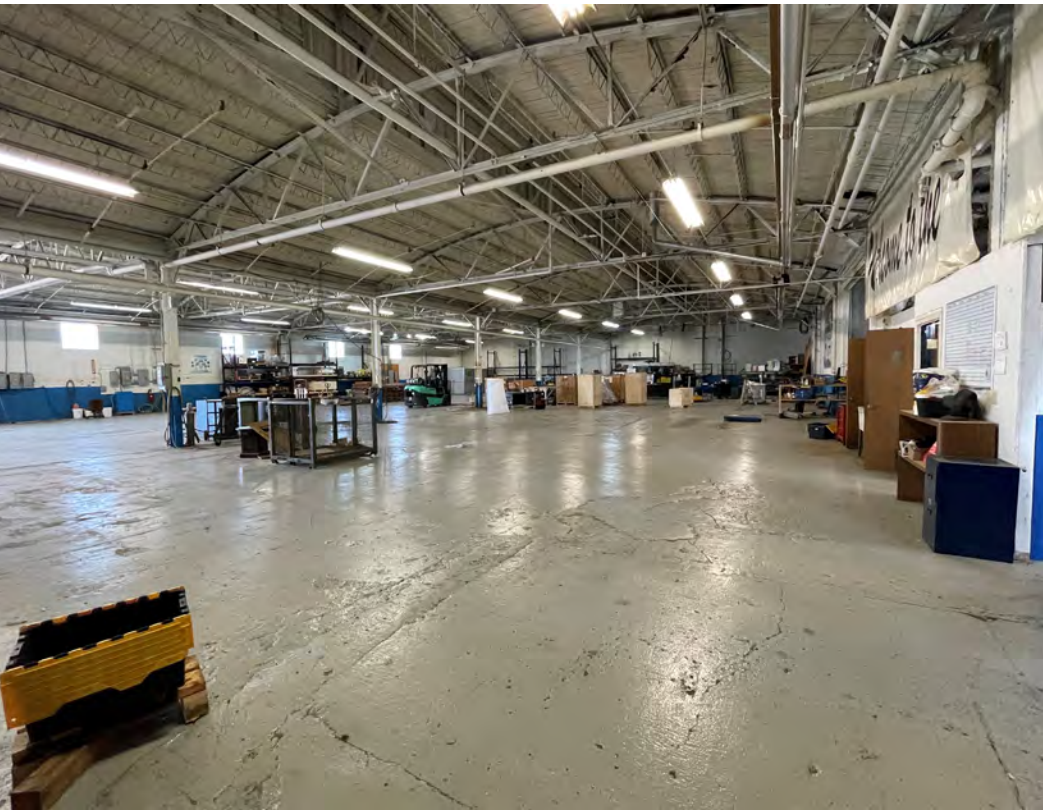
UNIT 1 LAYOUT
20,000 SF

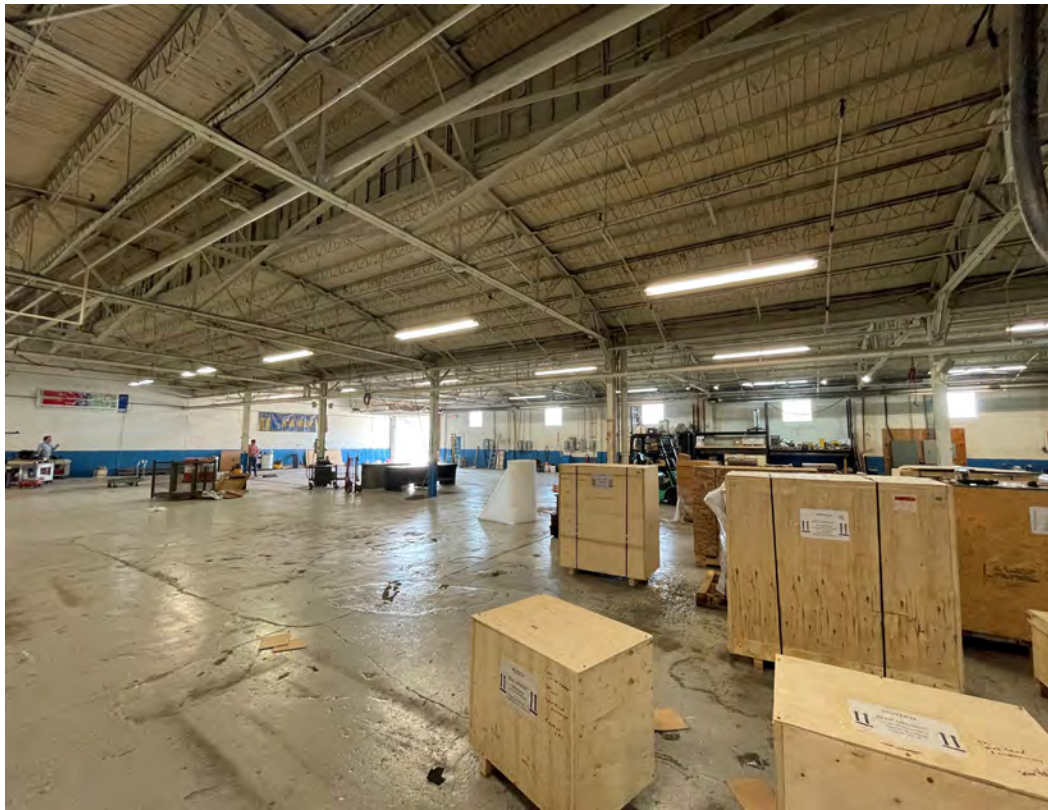


UNIT 1
PHOTOS









AERIAL **PHOTOS**











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