

FOR LEASE

**30205-30257 CLEMENS ROAD
WESTLAKE, OHIO 44145**

A premier two-building office/industrial complex located
in the well-established Westlake industrial corridor
with great access to surrounding interstates.



PROPERTY INFORMATION

QUICK STATS

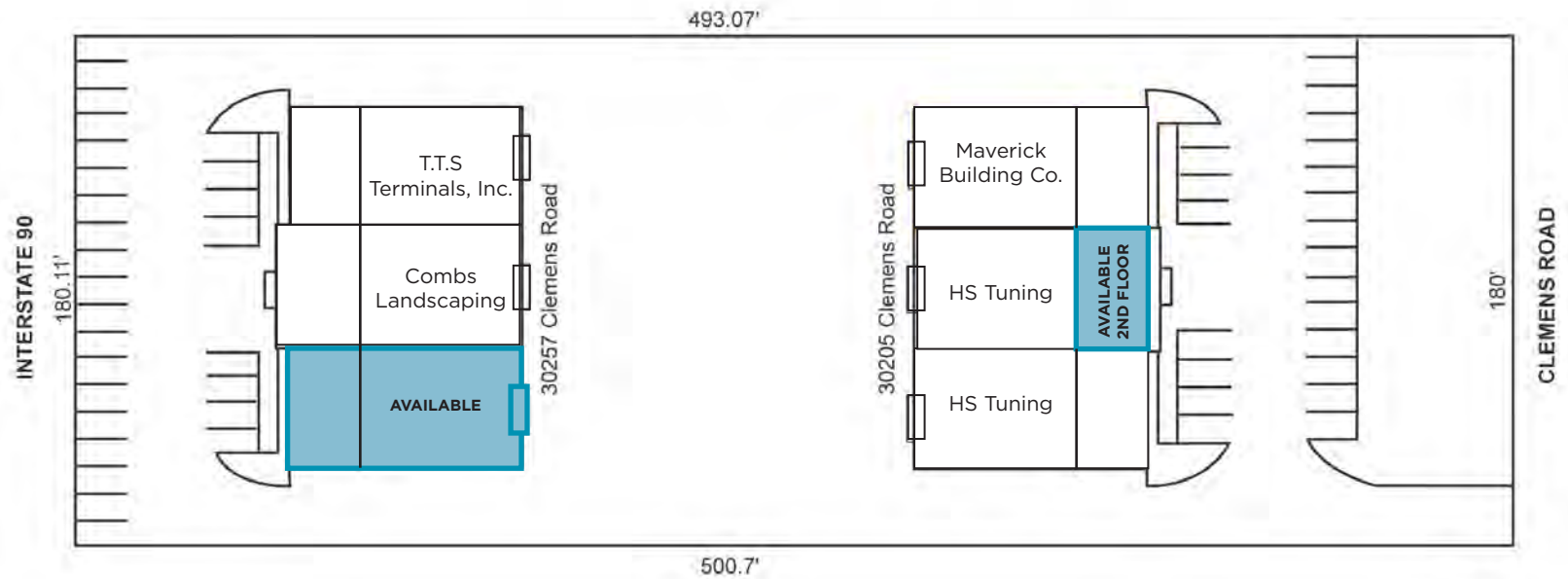
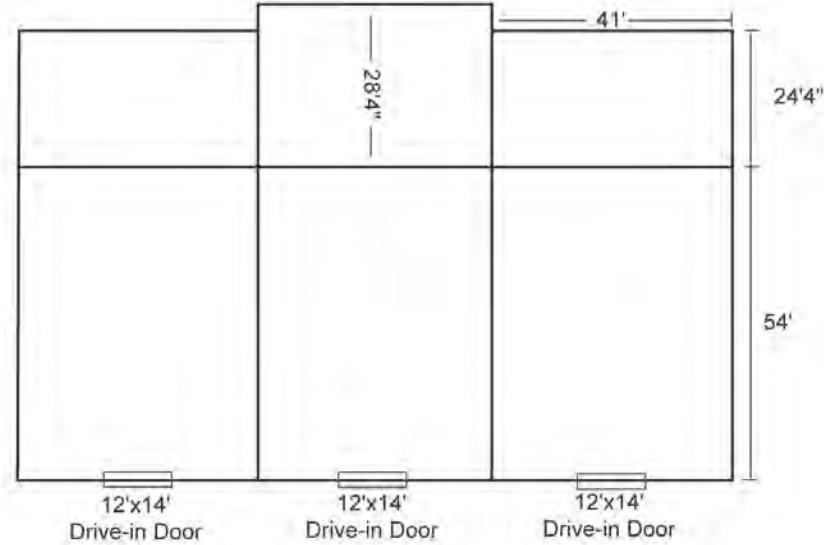
Building SF	22,020 SF
Industrial SF	13,780 SF
Office SF	8,240 SF
Floors	Two (2)
Buildings	Two (2)
Year Built	2001
Land Area	2.05 Acres
Power	100A / 208V / 3P
Lighting	LED
Heat	Co-Ray Vac
A/C	Office Only



SITE AVAILABILITY

UNIT #	TOTAL SF	OFFICE SF	WAREHOUSE SF	DID	CLEAR HEIGHT	RENT
30205 D	1,105 SF	1,105 SF	-	-	-	\$12.50/SF MG (Office) Est. CAM: \$0.85/SF
30257 C	3,215 SF	1,000 SF	2,215 SF	1 - 12' x 14' w/ Trench Drain	16'	\$11.00/SF MG (Office) \$6.00/SF MG (Industrial) Est. CAM: \$0.85/SF

BUILDING LAYOUT & SITE PLAN





PROPERTY PHOTOS
30257 - UNIT C



PROPERTY PHOTOS
30205 - UNIT D



AREA AMENITIES MAP





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