

FOR LEASE

28045 RANNEY PARKWAY

Westlake, Ohio 44145



OFFERING HIGHLIGHTS

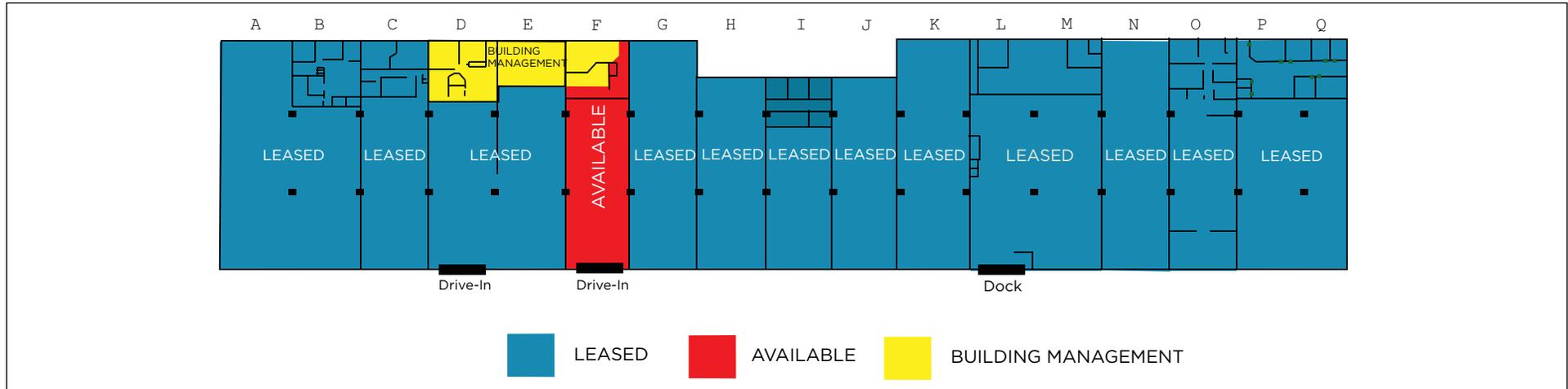
- 3,000 SF available for lease
- High-image masonry construction
- Campus like setting
- On-site Management
- 100% Air Conditioned
- Easily accessible to I-90, Crocker Park, shopping, restaurants and lodging
- Ample parking (car and truck)

**HIGH-IMAGE
MULTI-TENANT
BUILDING**



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PROPERTY FEATURES



59,400 SF

TOTAL BUILDING SIZE

\$6.95/SF NNN

BASE LEASE RATE

3,000 SF

AVAILABLE SPACE

\$2.45/SF NNN

ESTIMATED EXPENSES

CURRENT AVAILABILITIES

UNIT F

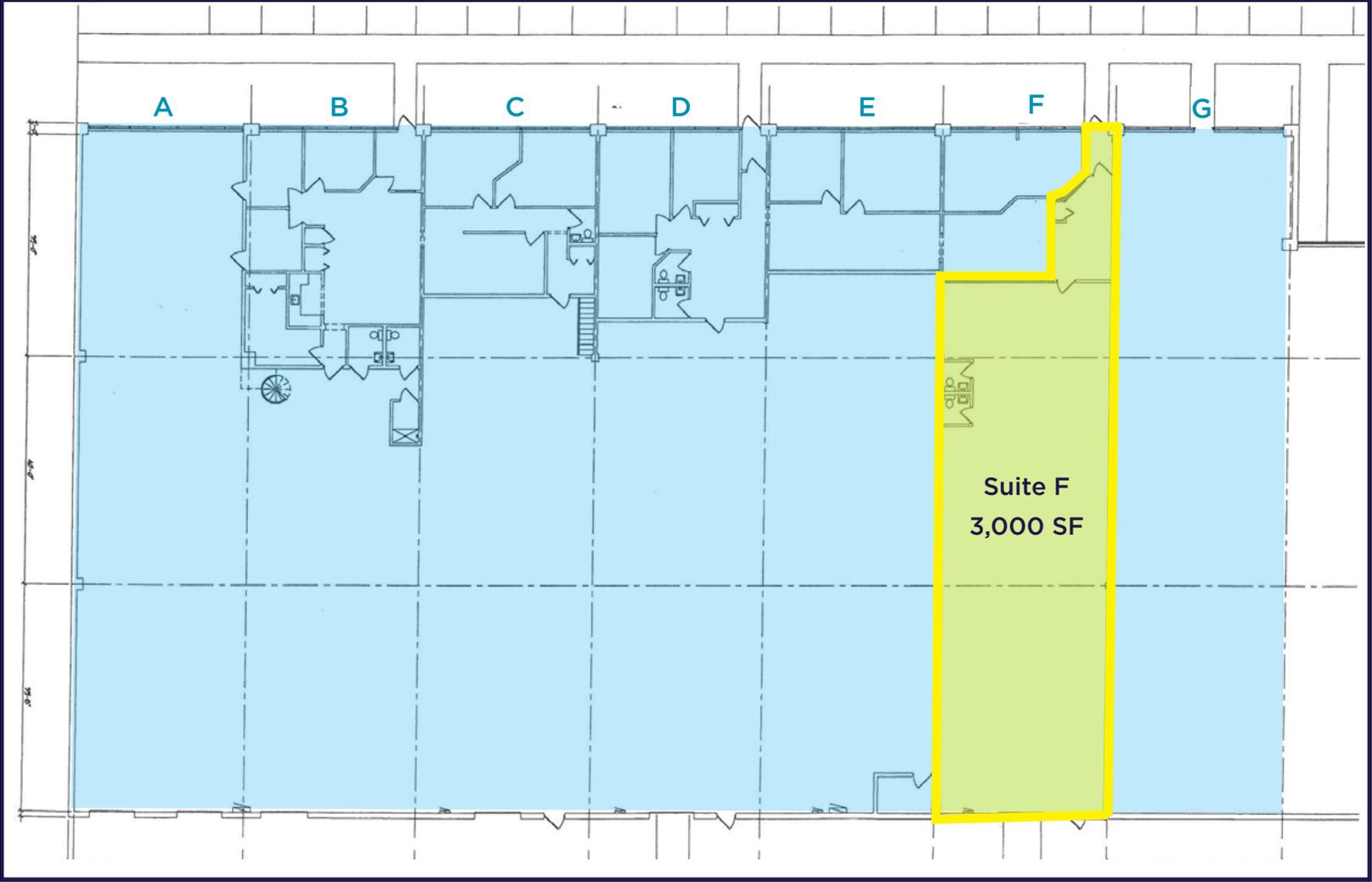
3,000 SF TOTAL SPACE AVAILABLE	240 SF OFFICE SPACE	2,760 SF EXISTING WHSE SPACE
ONE (1) 10' x 12' DRIVE-IN DOOR	100% AIR CONDITIONED	18' CLEAR HEIGHT

PROPERTY HIGHLIGHTS

TOTAL SF	59,400 SF
AVAILABLE SF	3,000 SF
CEILING HEIGHT	18'
TRUCK DOCKS	Seven (7)
DRIVE-IN DOORS	Five (5)
POWER EACH UNIT (MIN)	200A / 208V / 3P
ROOF	Asphalt Built Up
SPRINKLER	Wet
LIGHTING	LED - T-8 Fluorescent
HEAT	Overhead Gas
AIR-CONDITIONING	Rooftop
CONSTRUCTION	Brick / Block
PARKING	Ample
FIBER SERVICE PROVIDER	AT&T

PROPERTY FLOOR PLAN

28045 Ranney Parkway
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RANNEY PARKWAY

PROPERTY PHOTOS





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