

FOR LEASE

6898 & 6800 Engle Road

Middleburg Heights, Ohio 44130



MULTI-TENANT INDUSTRIAL FACILITY

24,025 SF - 48,200 SF AVAILABLE FOR LEASE

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PROPERTY FEATURES



6898 Engle

24,025 SF

TOTAL UNIT SIZE

3,500 SF

TOTAL OFFICE SF

\$10.50/SF NNN

OFFICE LEASE RATE

20,525 SF

TOTAL WAREHOUSE SF

\$5.25/SF NNN

WAREHOUSE LEASE RATE

TWO (2)

DOCKS

ONE (1)

DRIVE-IN-DOOR

NNN = \$2.62/SF

6800 Engle

48,200 SF

TOTAL UNIT SIZE

7,200 SF

TOTAL OFFICE SF

\$10.50/SF NNN

OFFICE LEASE RATE

41,000 SF

TOTAL WAREHOUSE SF

\$5.25/SF NNN

WAREHOUSE LEASE RATE

FIVE (5)

DOCKS

ONE (1)

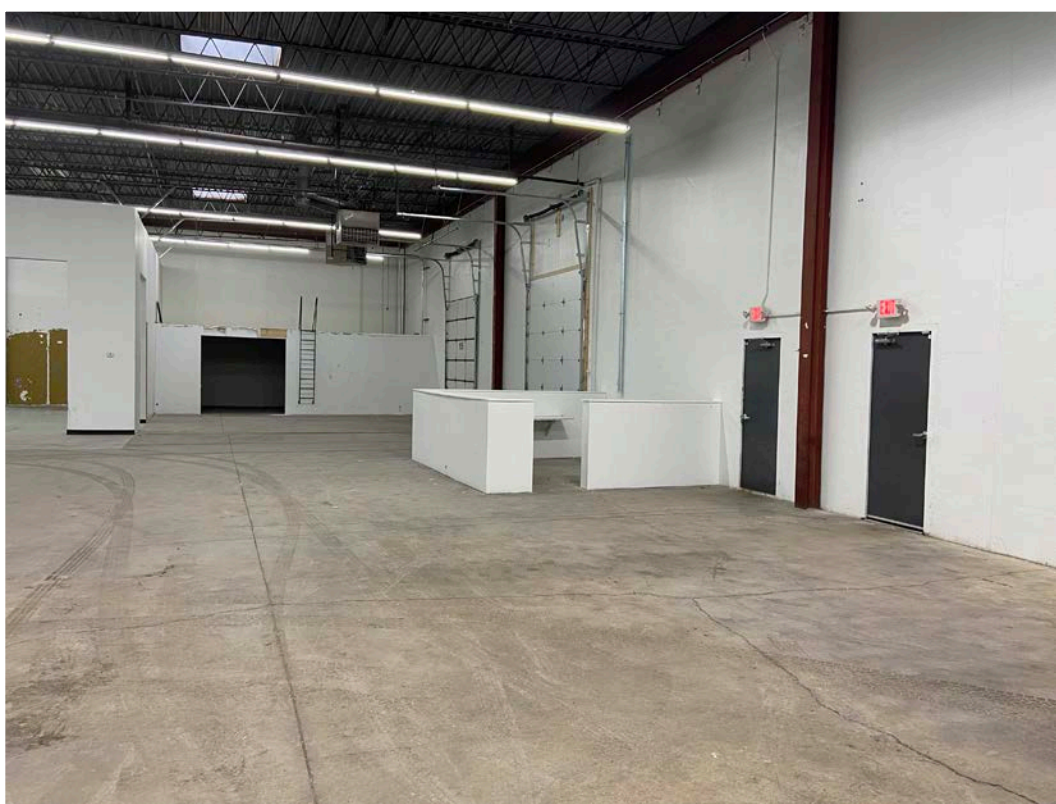
DRIVE-IN-DOOR

NNN = \$2.62/SF

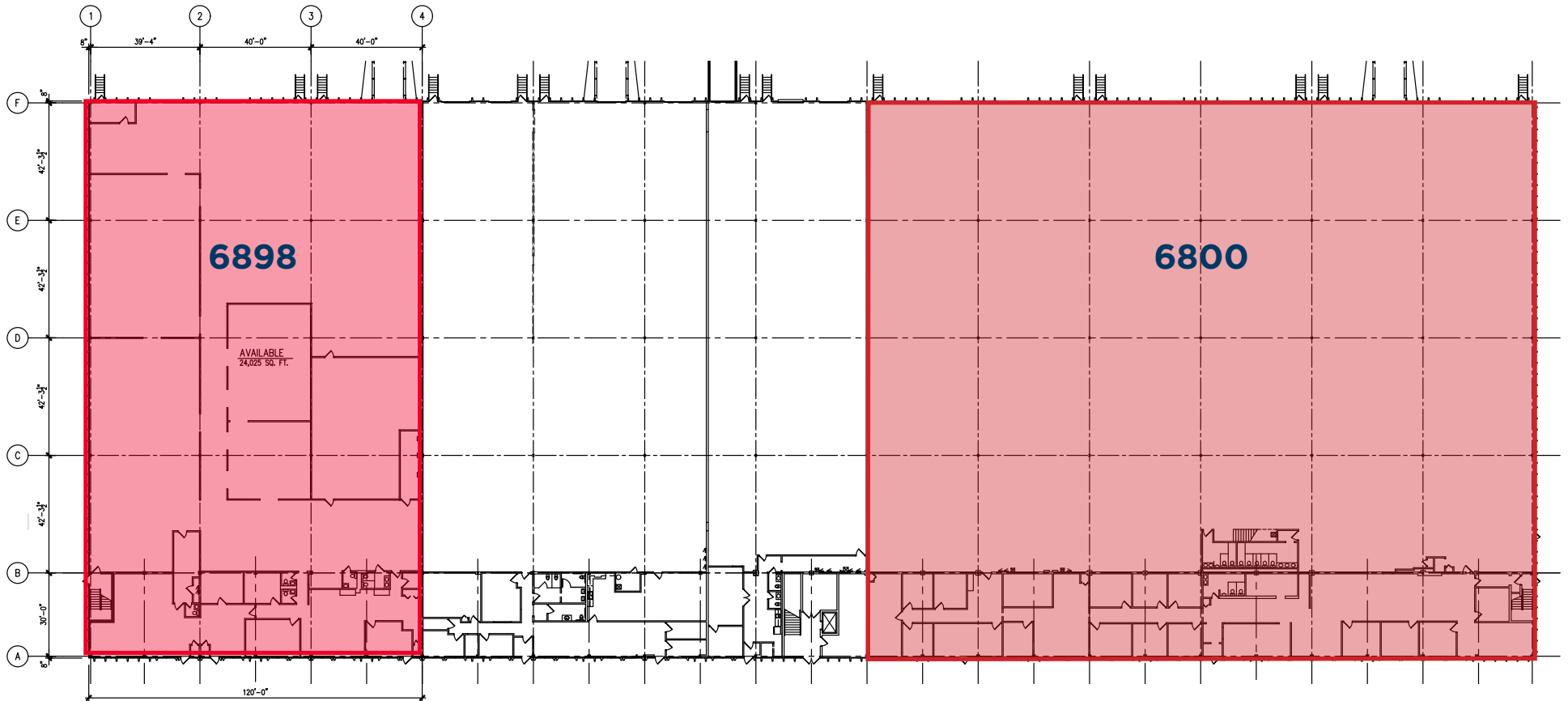
PROPERTY SPECIFICATIONS

CONSTRUCTION:	Tilt Up	PARKING:	Ample
LIGHTING:	LED	FLOOR:	Concrete
ROOF:	Flat	SPRINKLERS:	Fully Sprinklered
CEILING HEIGHT:	18'7"	SITE SIZE:	6.0 Acres

PROPERTY PHOTOS



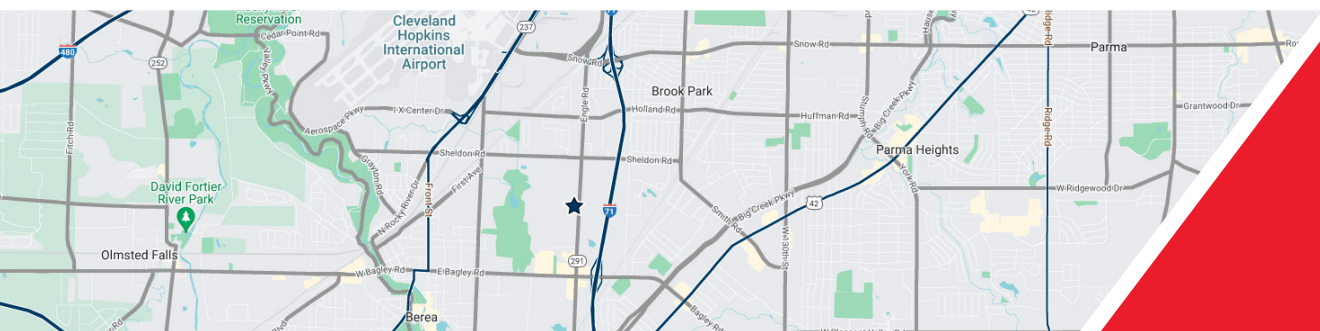
PROPERTY FLOOR PLAN



FLOOR PLAN
SCALE: N.T.S.



PROPERTY AERIAL MAP



Easy access
to I-480 and I-71



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