

FOR LEASE

28045 RANNEY PARKWAY

Westlake, Ohio 44145



OFFERING HIGHLIGHTS

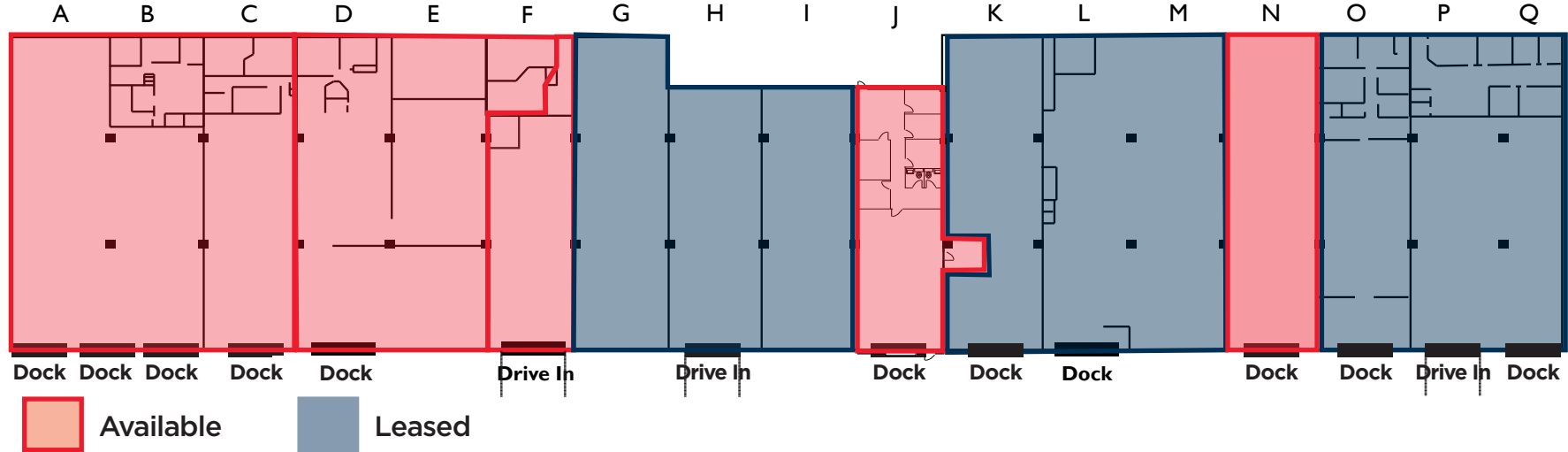
- 28,370 SF available for lease
- Divisible to 3,000 SF
- High-image masonry construction
- Campus like setting
- On-site Management
- Easily accessible to I-90, Crocker Park, shopping, restaurants and lodging
- Ample parking (car and truck)

**HIGH-IMAGE
MULTI-TENANT
COMPLEX**



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PROPERTY FEATURES



CURRENT AVAILABILITIES

UNIT(S)	TOTAL SF	OFFICE SF	WHSE SF	DRIVE-INS & DOCKS	BASE LEASE RATE
A, B + C	10,800 SF	3,097 SF	7,703 SF	0 4	\$8.43/SF NNN
D + E	7,730 SF	3,210 SF	4,520 SF	0 1	\$9.08/SF NNN
F	3,000 SF	240 SF	2,760 SF	1 0	\$7.00/SF NNN
J	3,240 SF	1,550 SF	1,690 SF	1	\$9.39/SF NNN
N	3,600 SF	1,195 SF	2,405 SF	1	\$8.66/SF NNN
TOTAL	28,370 SF	9,292 SF	19,078 SF		

Estimated NNN Expenses: \$2.45/SF

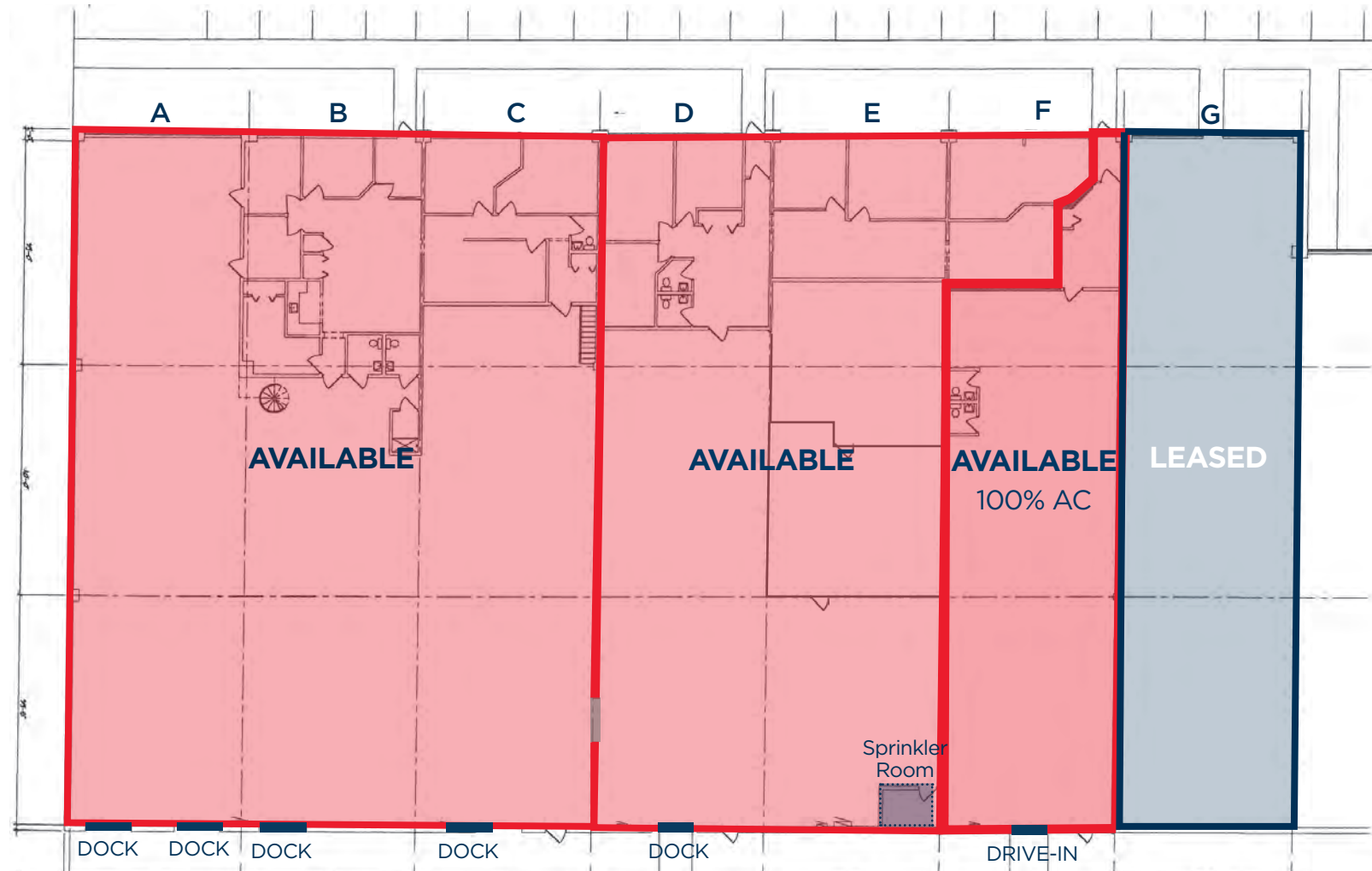
PROPERTY SPECIFICATION

TOTAL SF	59,400 SF
AVAILABLE SF	28,370 SF
MINIMUM AVAILABLE	3,000 SF
CEILING HEIGHT	18'
TRUCK DOCKS	Eleven (11)
DRIVE-IN DOORS	Three (3)
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 Air LTE / 5G

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PROPERTY FLOOR PLAN

28045 Ranney Parkway
Westlake, Ohio 44145



Truck Court

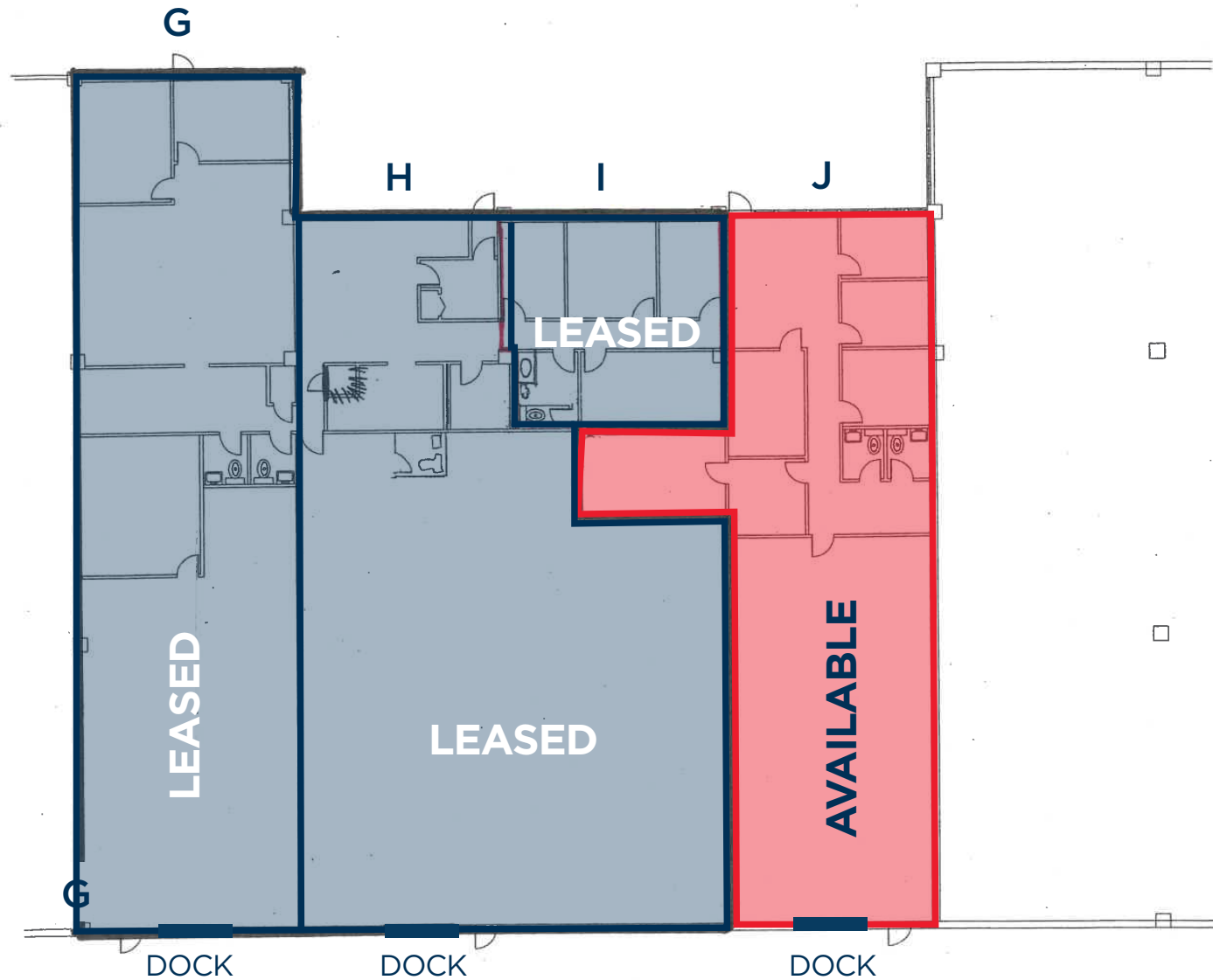
RANNEY PARKWAY

PHOTOS UNIT F

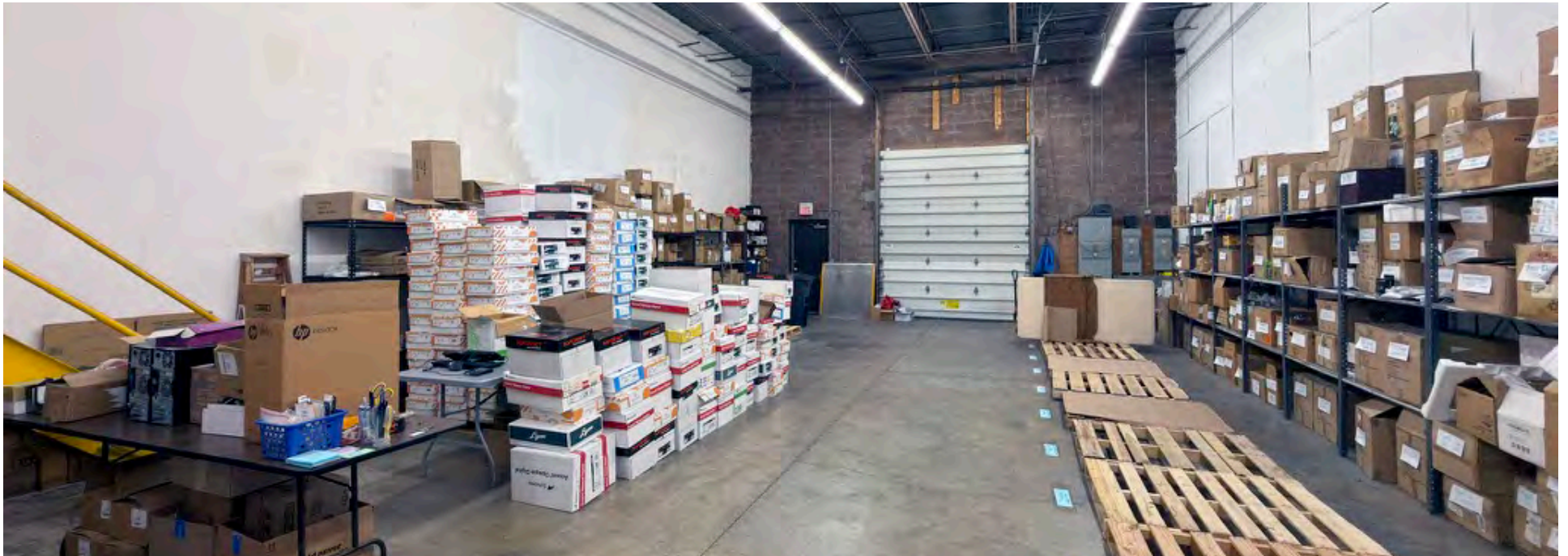


PROPERTY FLOOR PLAN

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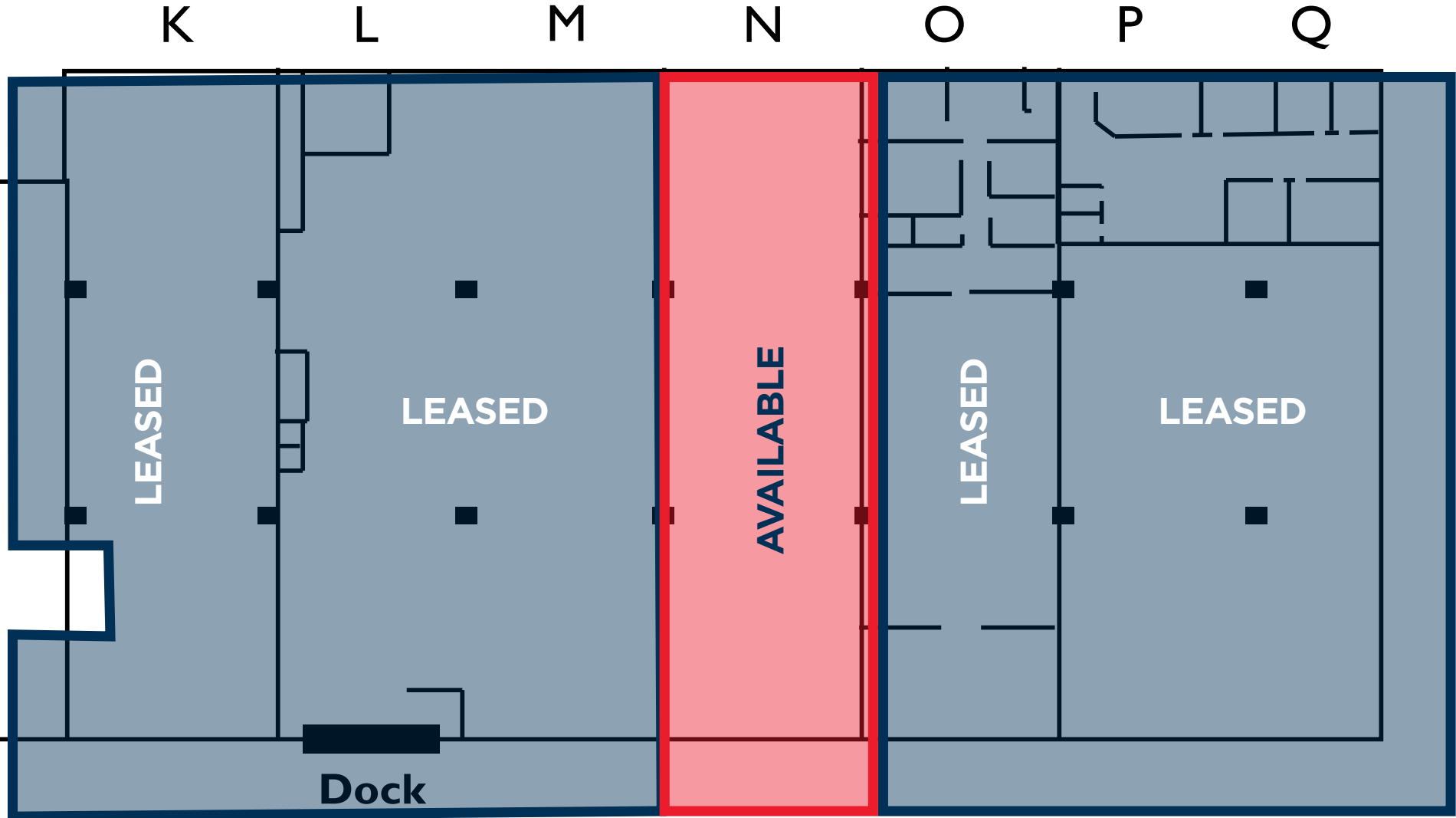


PHOTOS UNIT J



PROPERTY
FLOOR PLAN

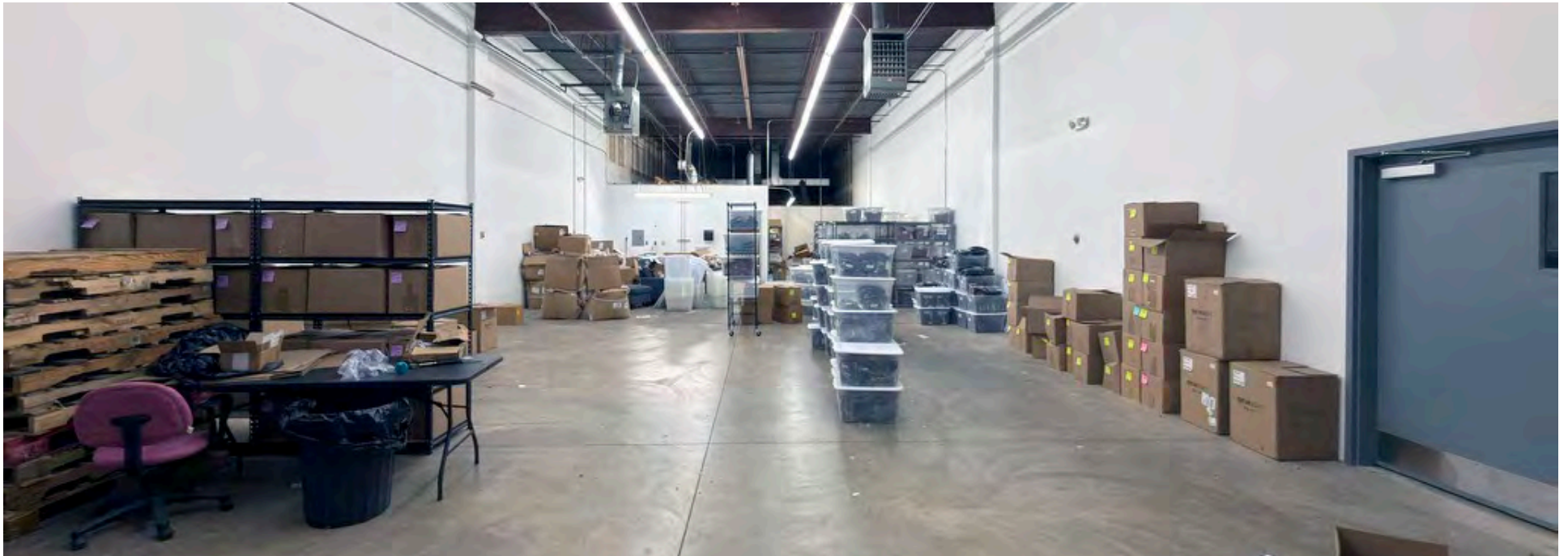
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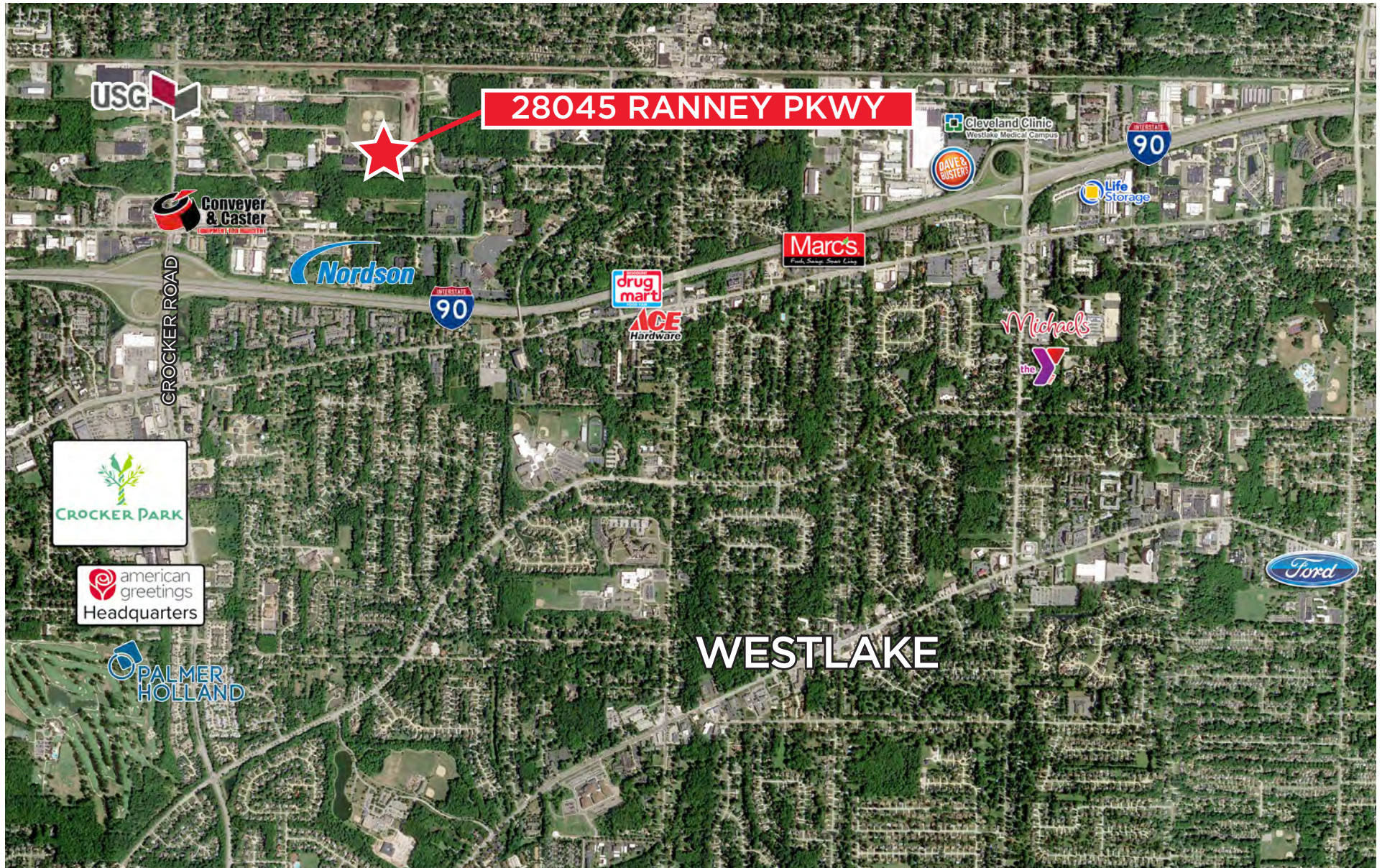
Truck Court

RANNEY PARKWAY

PHOTOS UNIT N



LOCATION MAP



PROPERTY PHOTOS





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