

FOR LEASE

6650-6670 W. SNOWVILLE ROAD

Brecksville, Ohio 44141



**CUSHMAN &
WAKEFIELD**



117,970 SF BUILDINGS

UP TO 16,380 SF AVAILABLE

HIGH IMAGE CORPORATE PARK LIKE SETTING

PROPERTY FEATURES



117,970 SF

TOTAL BUILDING SIZE

10.45 acres

LOT SIZE

COMMENTS

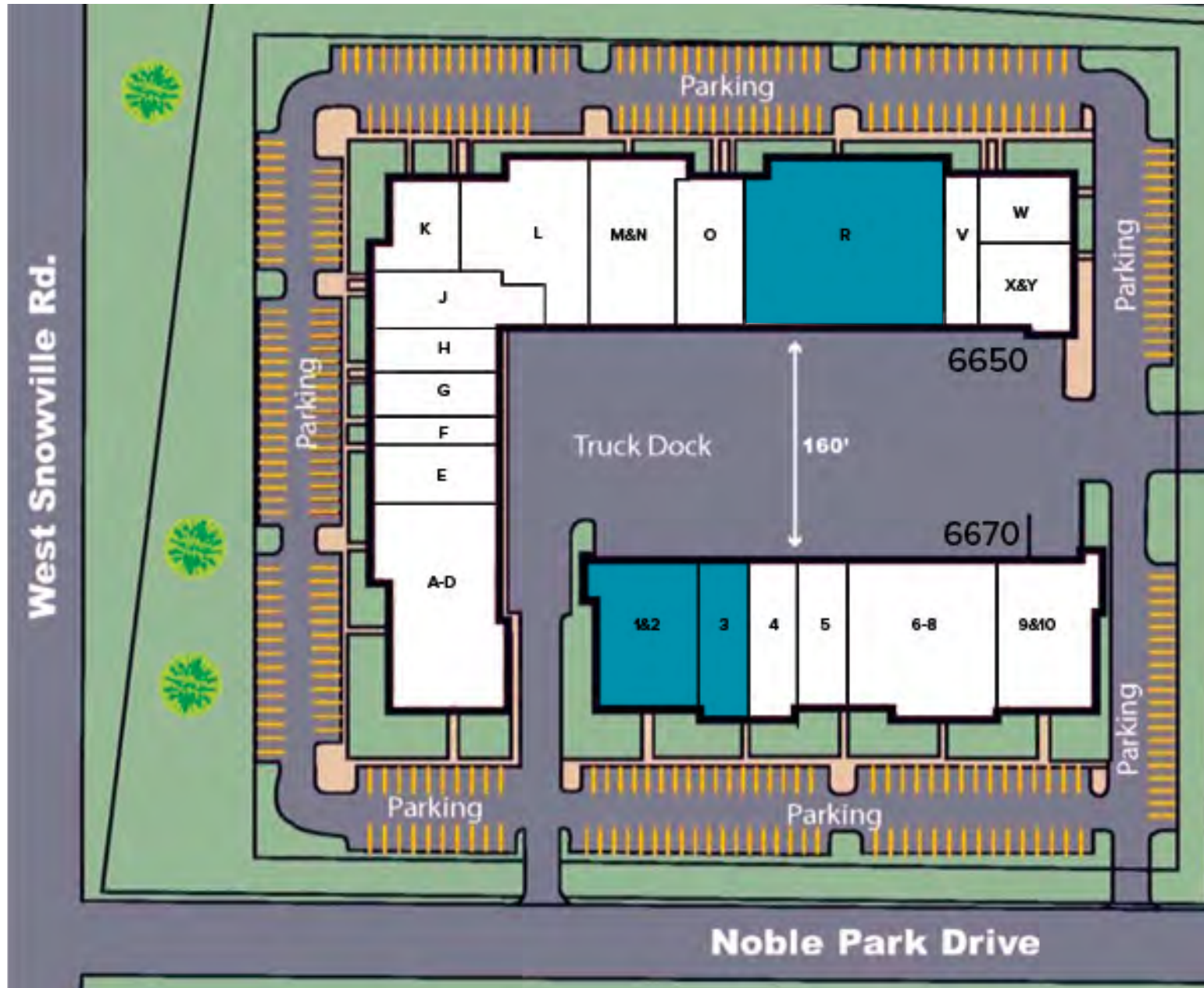
- High image corporate park like setting / campus
- Logistically and strategically located between Akron and Cleveland
- Just minutes off I-77 and I-80 (Ohio Turnpike)
- Join national and local tenants in this professionally managed corporate park
- Traffic count at I-77 is 52,500+ vehicles per day



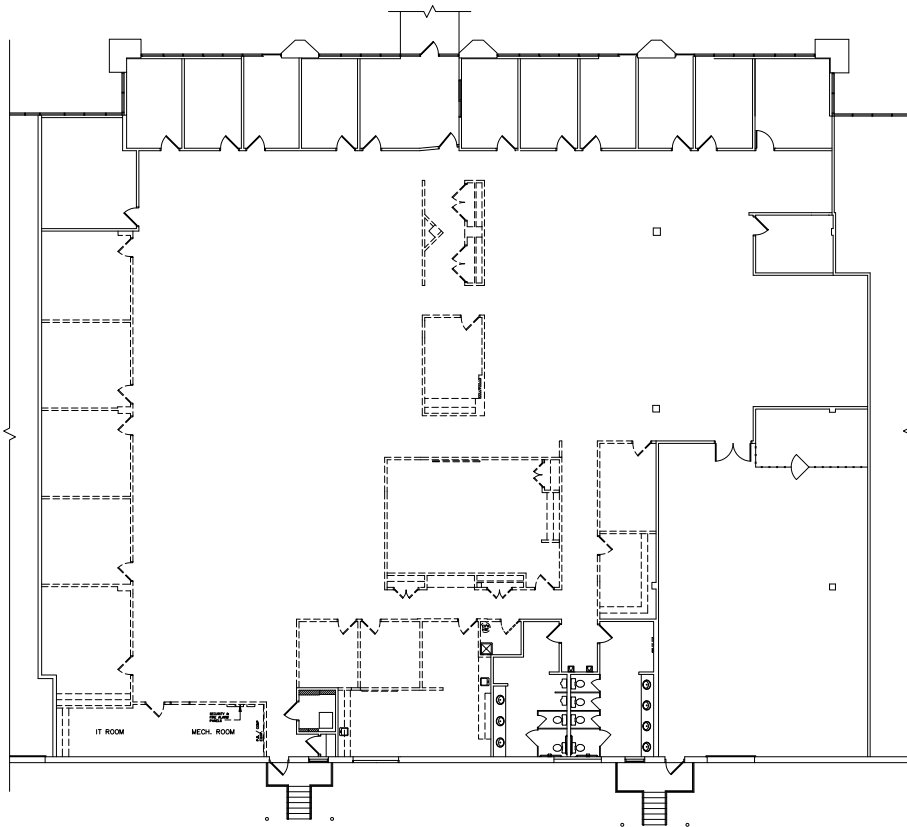
PROPERTY SPECIFICATIONS

CONSTRUCTED	1989
REFURBISHED	2011
CEILING HEIGHT	14' (6650) / 20' (6670)
SPRINKLER	Yes
LIGHTING	Fluorescent T-8
HEAT	HVAC / radiant / unit heaters
DOCKS	15
DRIVE-IN DOORS	12
AIR-CONDITIONING	Abundant - 3+ per 1,000

SITE PLAN

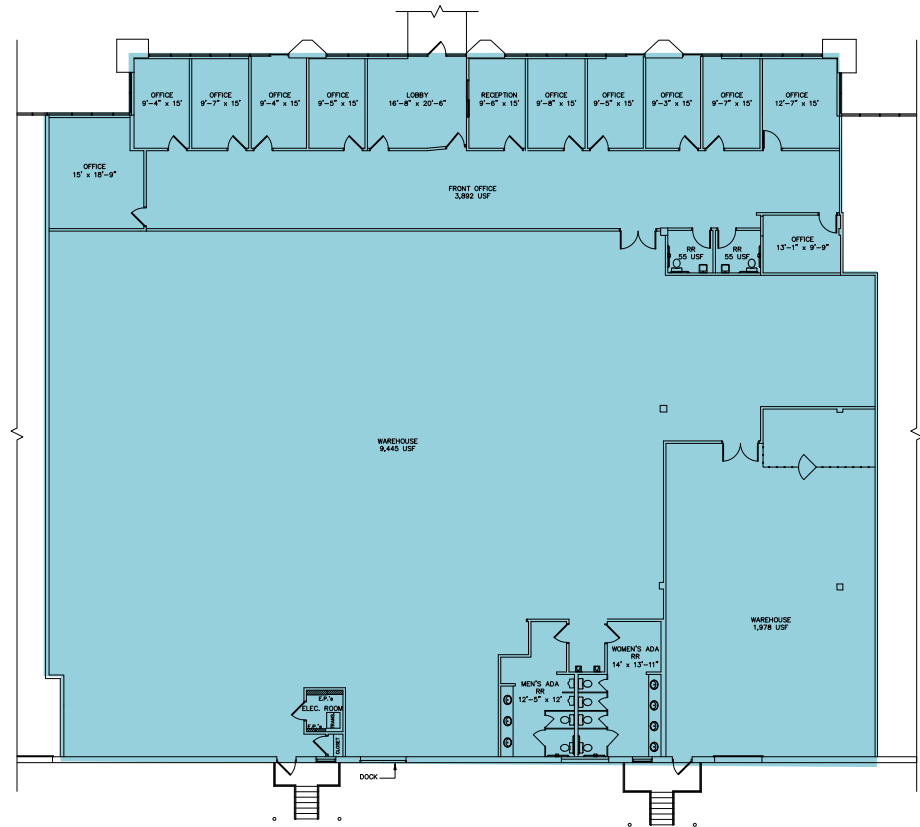


FLOOR PLANS 6650



SUITE R - CURRENT

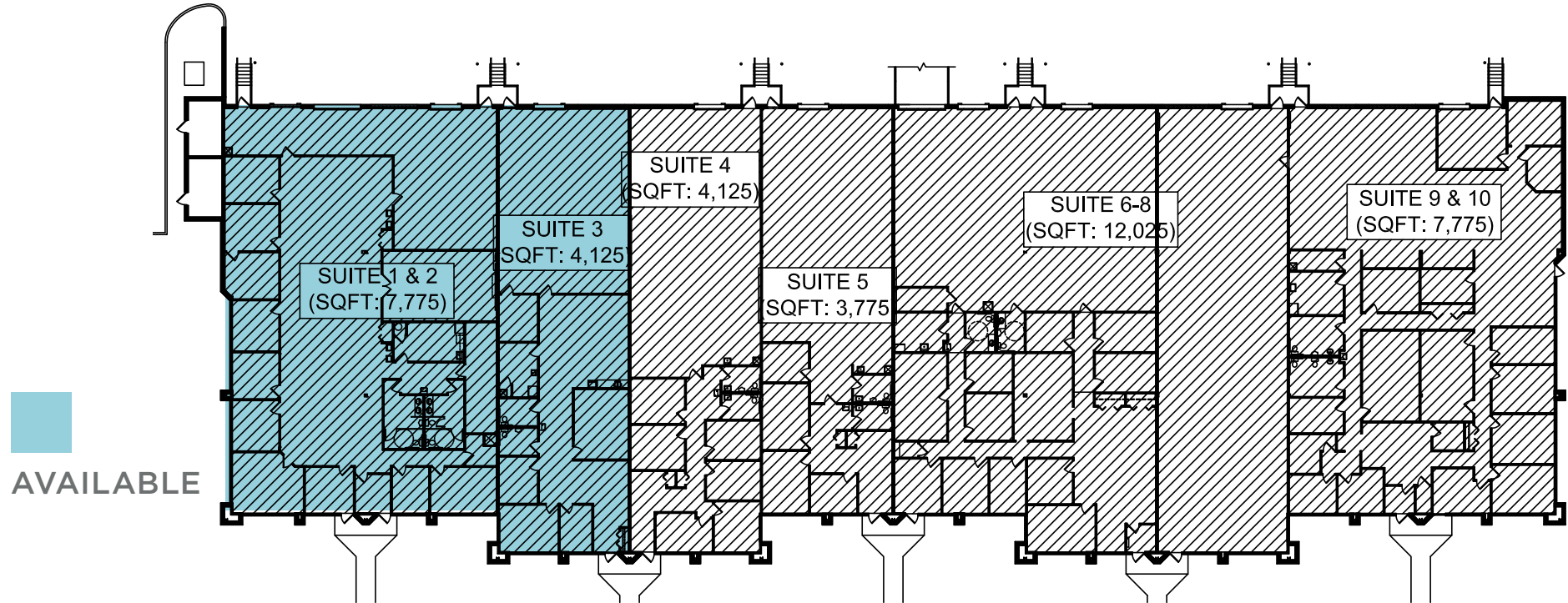
16,380 SF TOTAL SPACE AVAILABLE	15,000 SF EXISTING OFFICE SPACE	1,380 SF EXISTING INDUSTRIAL SPACE
ONE (1) DOCK	-0- DRIVE-IN DOOR	14' CLEAR CEILING HEIGHT



SUITE R - PROPOSED

16,380 SF TOTAL SPACE AVAILABLE	3,892 SF OFFICE SPACE	9,445 SF INDUSTRIAL SPACE
TWO (2) DOCK	-0- DRIVE-IN DOOR	14' CLEAR CEILING HEIGHT

AVAILABILITY 6670



CURRENT AVAILABILITY

*SUITE 1&2 - AVAILABLE 1/1/26

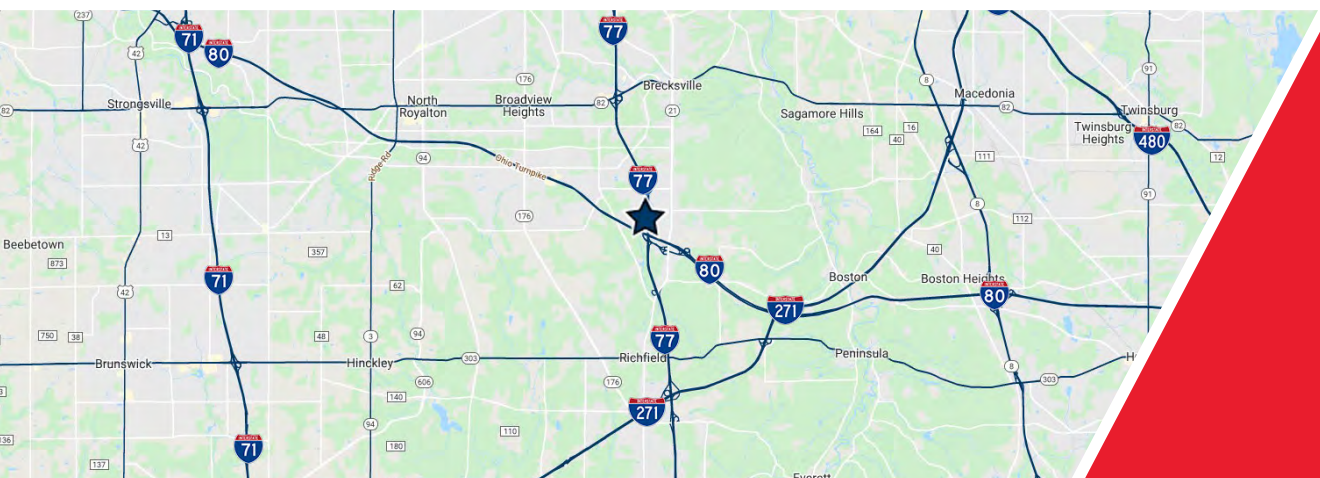
7,775 SF TOTAL SPACE AVAILABLE	6,165 SF EXISTING OFFICE SPACE	1,610 SF EXISTING INDUSTRIAL SPACE
ONE (1) DOCK	ONE (1) DRIVE-IN DOOR	20' CLEAR CEILING HEIGHT

*SUITE 3 - AVAILABLE 12/1/25

4,125 SF TOTAL SPACE AVAILABLE	3,000 SF EXISTING OFFICE SPACE	1,125 SF EXISTING INDUSTRIAL SPACE
ONE (1) DOCK	-0- DRIVE-IN DOORS	20' CLEAR CEILING HEIGHT

* SUITES ARE CONTIGUOUS

PROPERTY AERIAL MAP



Just minutes off
I-77 and I-80

ROBERT WETZEL

Vice President

+1 216 525 1486

rwetzel@crescorealestate.com

AUSTIN WETZEL

Associate

+1 216 525 1474

awetzel@crescorealestate.com

RICO A. PIETRO, SIOR

Principal

+1 216 525 1473

rpietro@crescorealestate.com

KIRSTEN PARATORE

Senior Associate

+1 216 525 1491

kparatore@crescorealestate.com

ROBBY MARTINELLI

Associate

+1 216 232 4104

rmartinelli@crescorealestate.com