

FOR SALE OR LEASE

**5446 DUNHAM ROAD
MAPLE HEIGHTS, OHIO 44137**

Centrally-located 57,560 SF mixed-use facility for sale
near I-480 within Cleveland's Industrial Corridor.
Approximately 37,570 SF is available for lease.

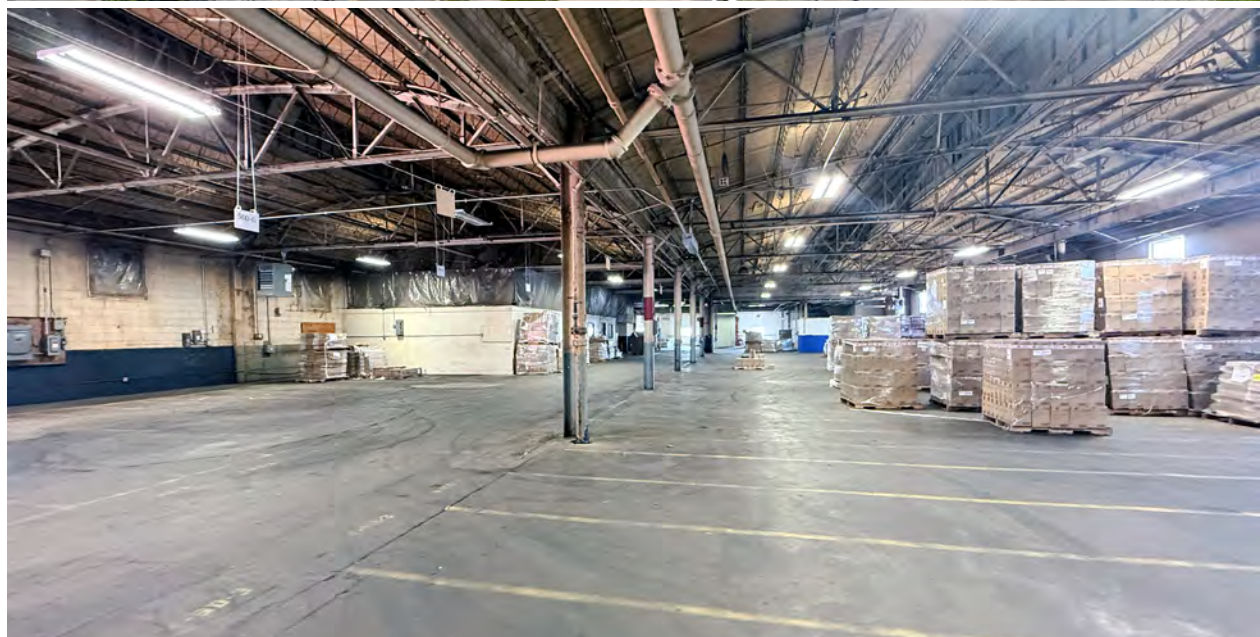


PROPERTY INFORMATION

- Owner-user opportunity featuring 37,570 SF available for immediate occupancy, plus additional income from two existing tenants occupying approximately 12,700 SF. An additional 7,290 SF of second-floor office space is also available for occupancy or future expansion.
- Centrally-located; minutes from I-480 and within an industrial heavy area

QUICK STATS

Building SF	57,560 SF
Floors	Two (2)
Occupancy	22%
Land Area	2.39 Acres
Clear Height	14'
Column Spacing	20' x 44'
Docks	Three (3)
Drive-In Doors	Six (6)
Power	800A / 480V / 3P
Lighting	Fluorescent
Heat	Overhead Gas / Radiant
Sprinkler	Yes

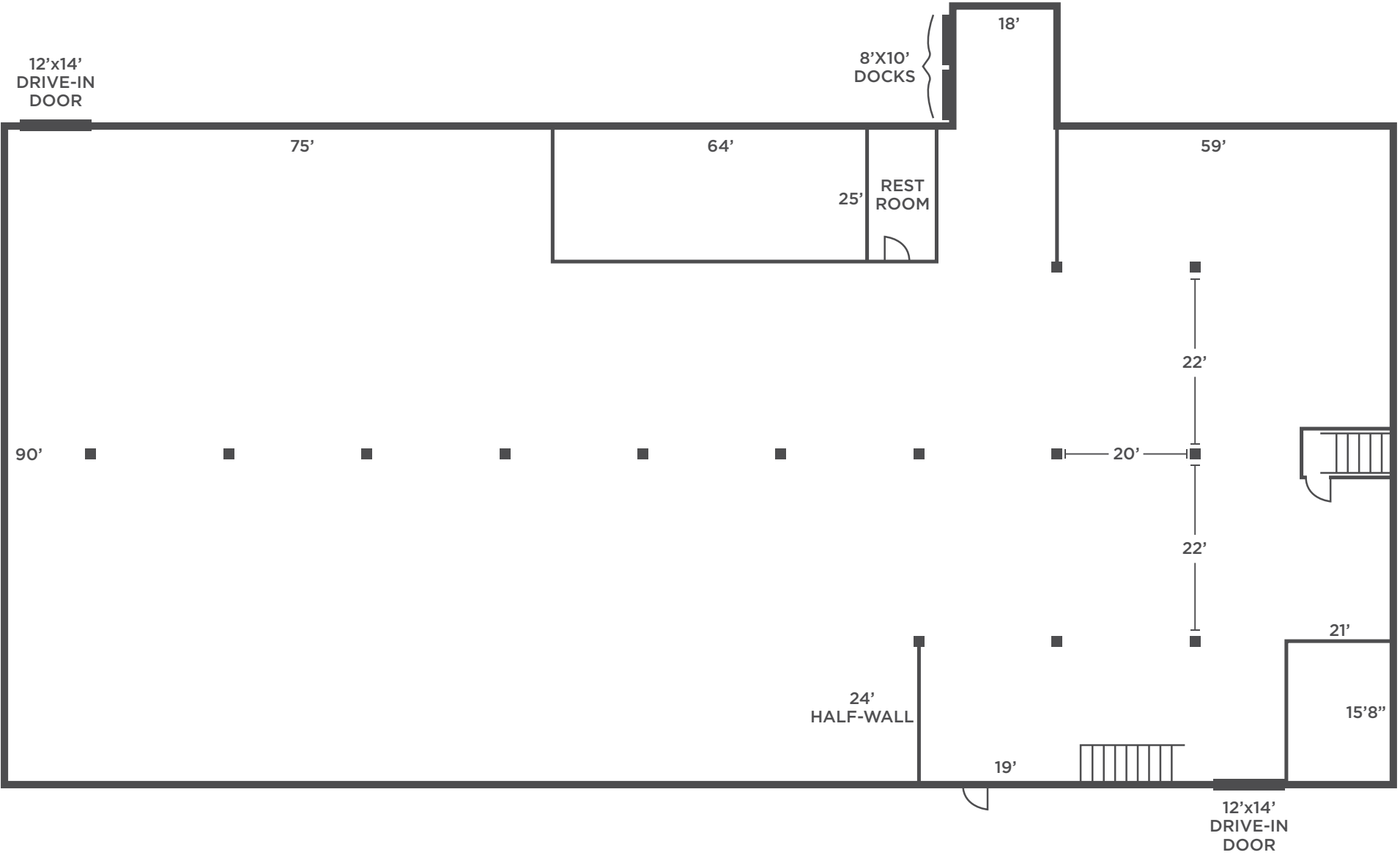


AVAILABILITY

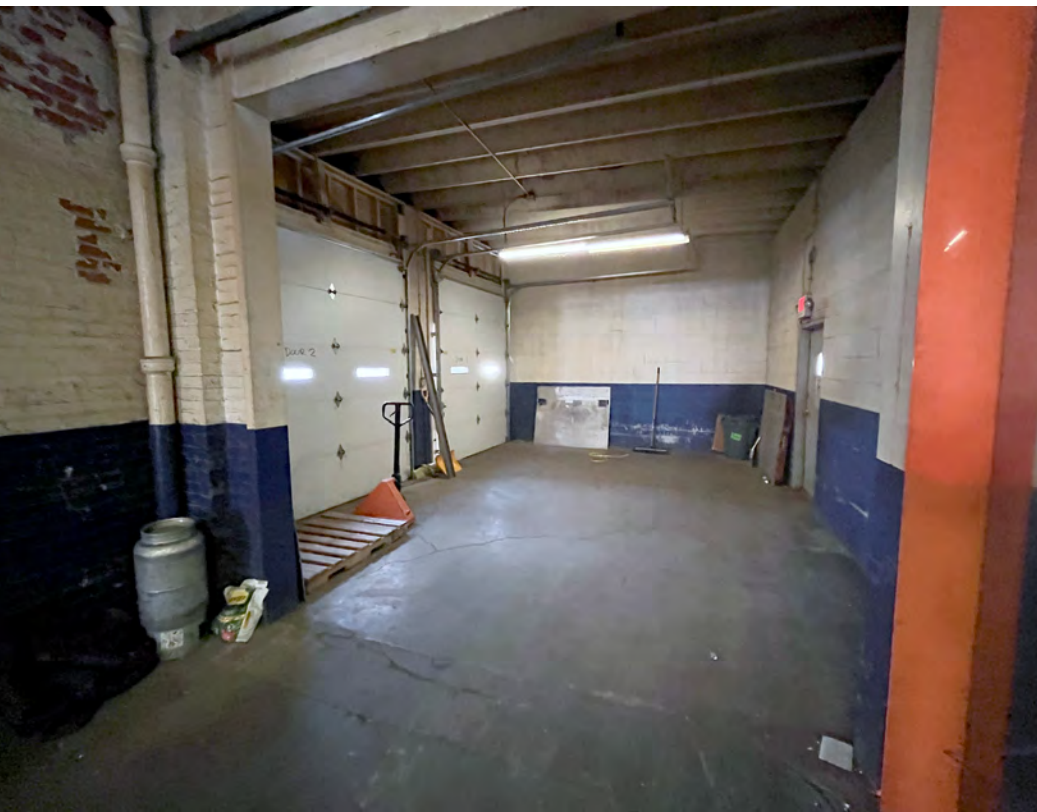
UNIT #	SF	Docks	Drive-In Doors
1	20,000 SF (2,000 SF Office, 18,000 SF Warehouse)	Two (2)	Two (2)
2	17,570 SF	One (1)	One (1)

Sale Price: \$875,000 | Lease Rate: \$4.00/SF NNN

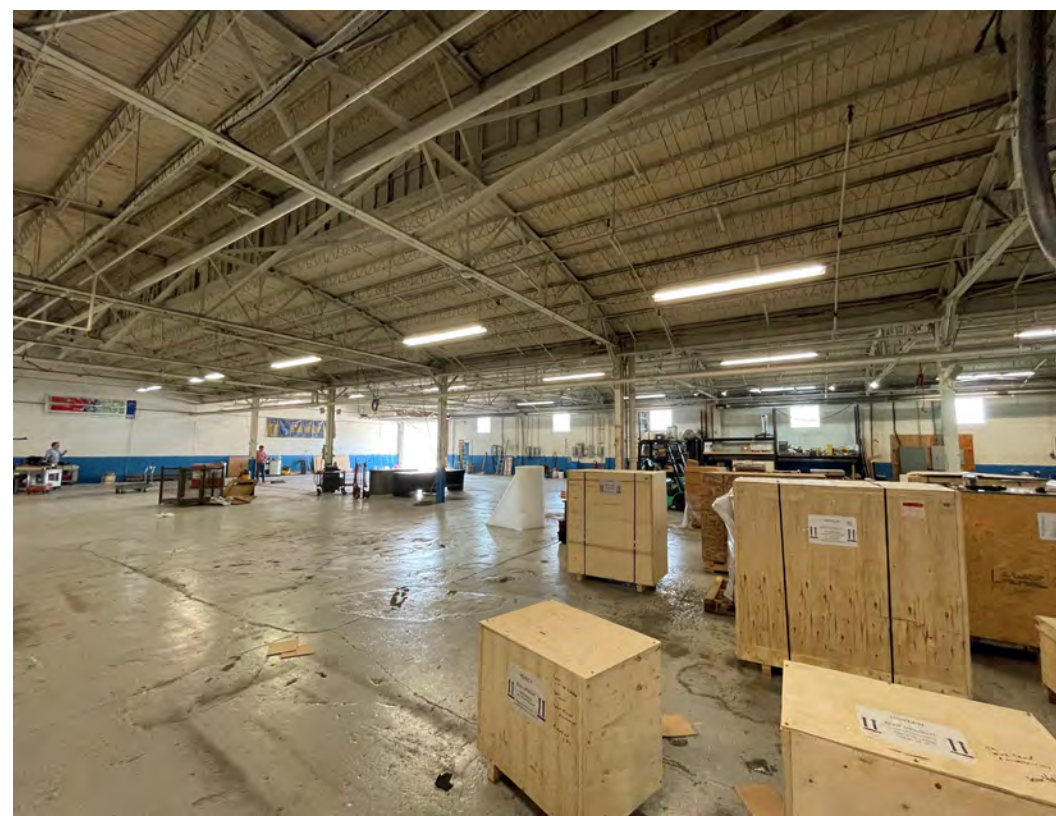
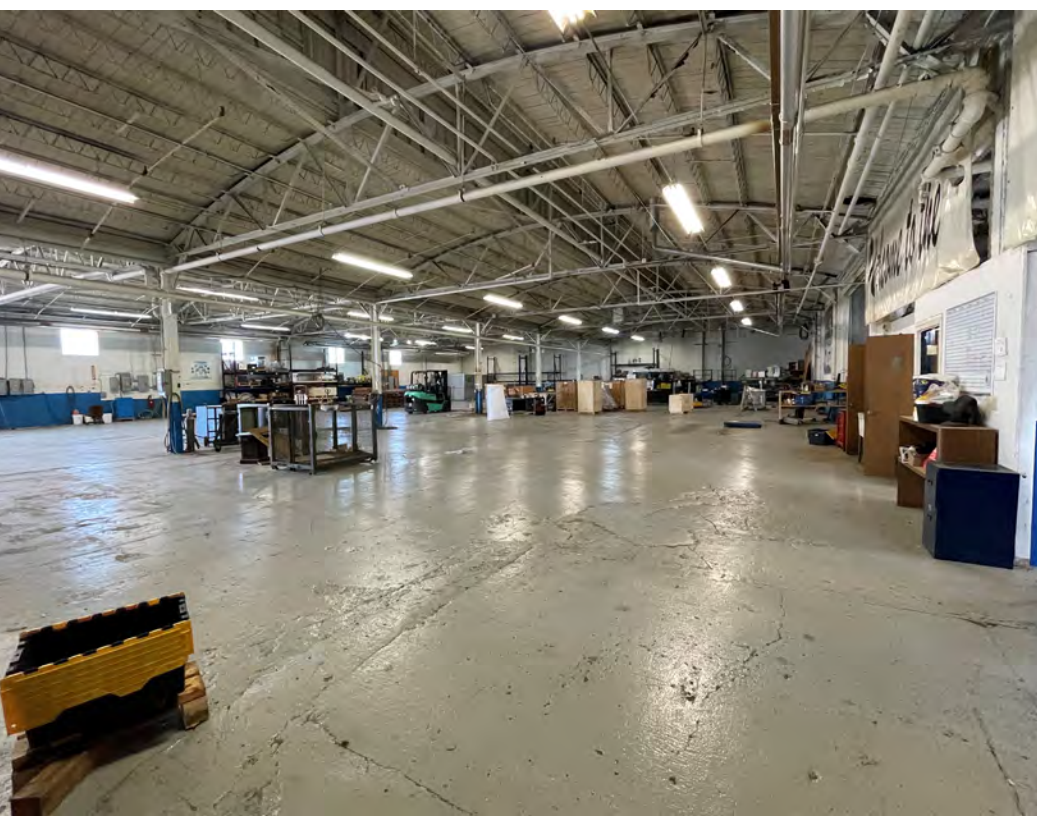
UNIT 1 LAYOUT



UNIT 1 PHOTOS



UNIT 2 PHOTOS



AERIAL PHOTOS





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