



Click Below for  
Building Tour

## 21201 Miles Rd.

Warrensville Hts., Ohio

### Property Features

- Warehouse Available: 37,800 - 94,500 SF
- Office Area: Includes 3,240 SF. Can Expand or Decrease Office Size
- Racking: Can Install Racks (11,616 Pallet Postions) 2 Months - See Racking Plan
- Minimum Divisible: 37,800 SF
- Dimensions: 350' x 270'
- Year Built: New Construction 2022
- Clear Height: 36' - 38'
- Drive-In Doors: One (12' x 14')
- Truck Docks: Ten (9' x 10') with Levelers, Punch Outs for 5 More Docks
- Sprinkler System: ESFR
- LED Motion Sensored Lighting



For more information:

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**David Hexter, SIOR**

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# For Lease Exterior Photos



**NAI Pleasant Valley**

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For Lease  
Interior Photos



**NAI Pleasant Valley**

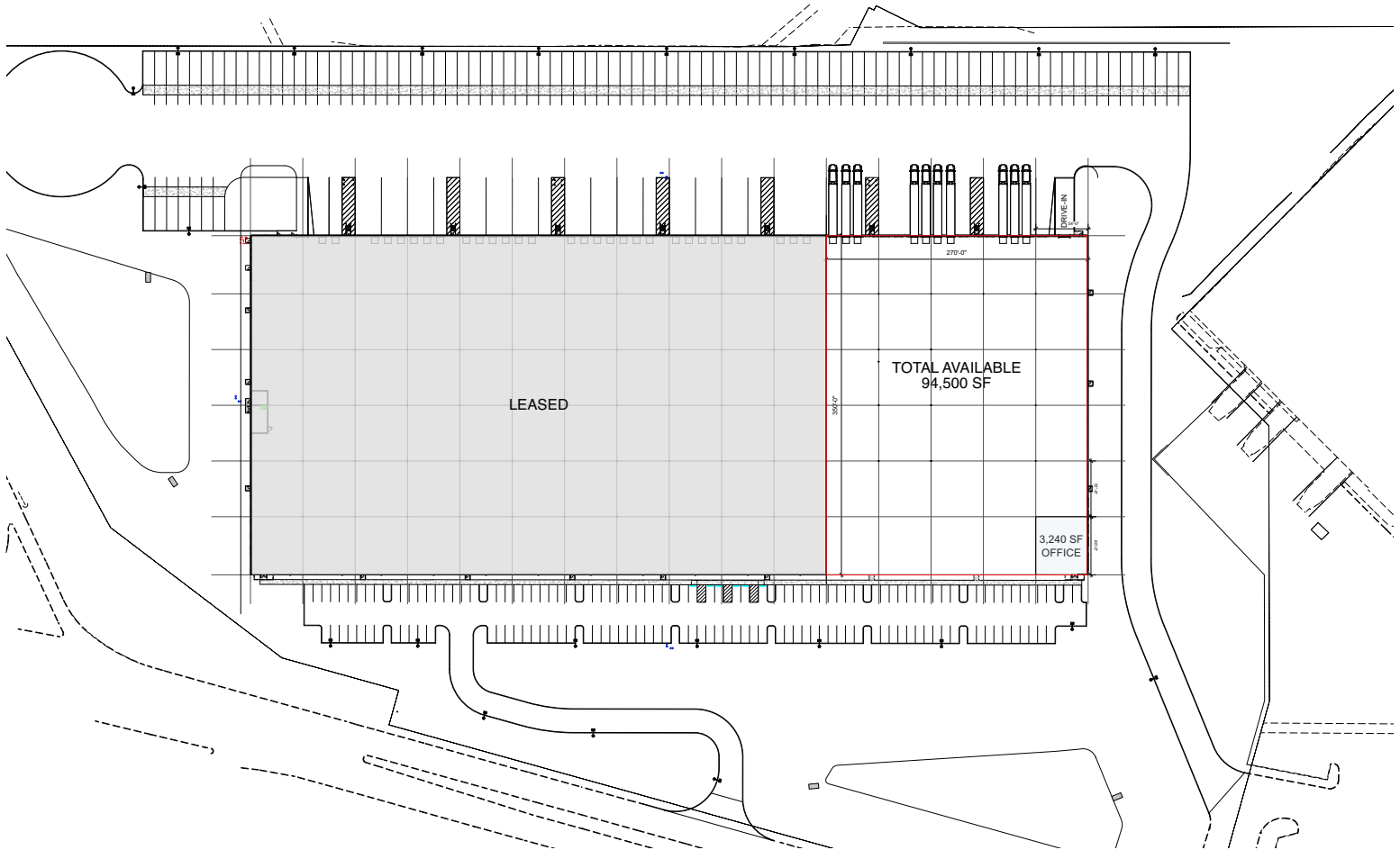
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# For Lease Site Plan



**NAI** Pleasant Valley

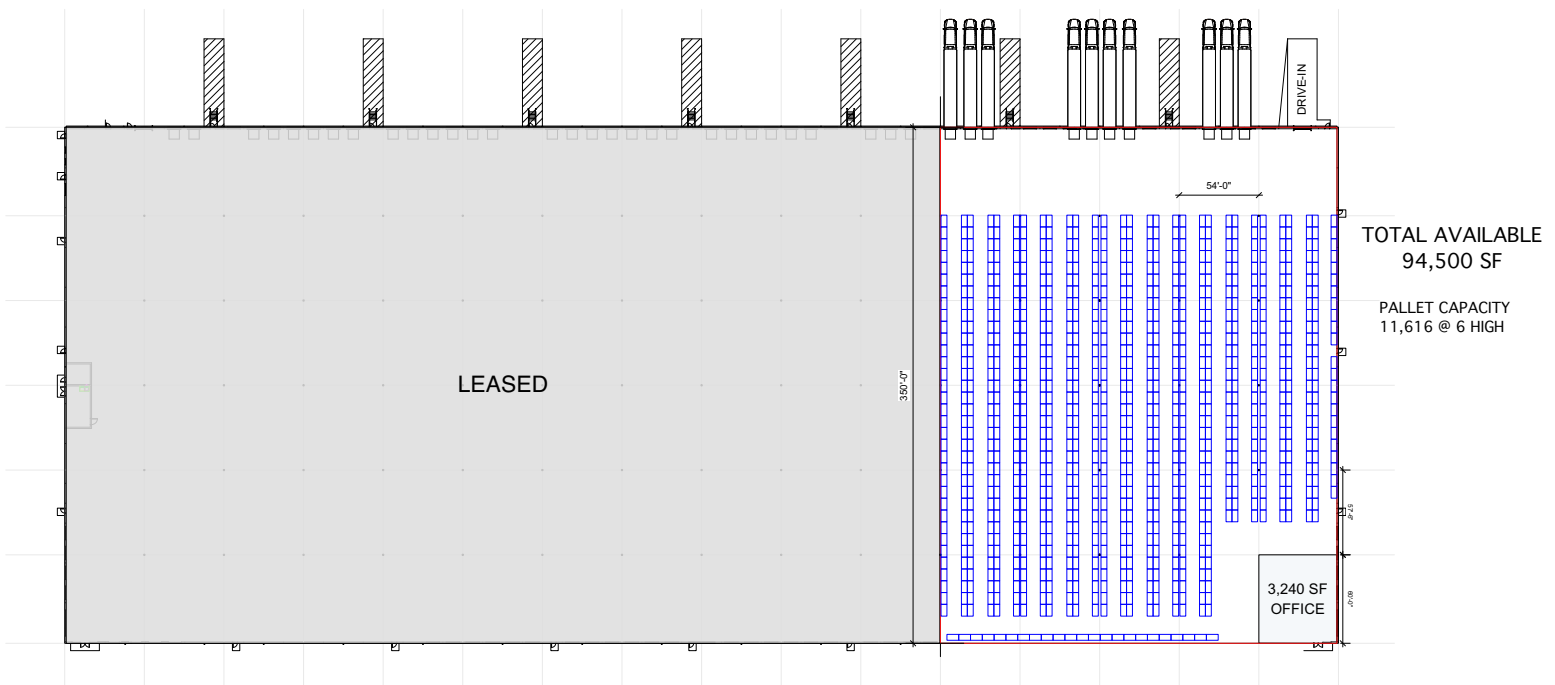
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# For Lease Racking Floor Plan



**NAI**Pleasant Valley

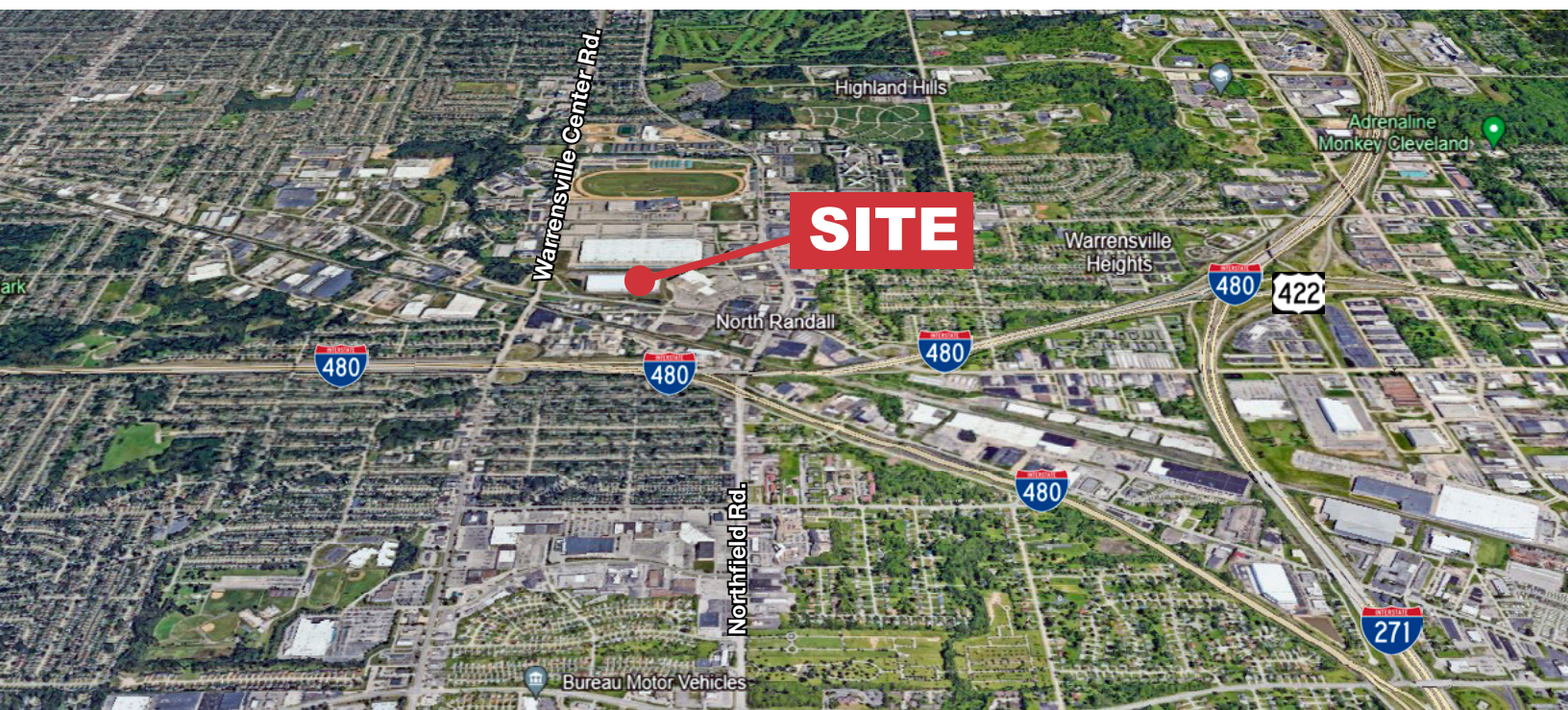
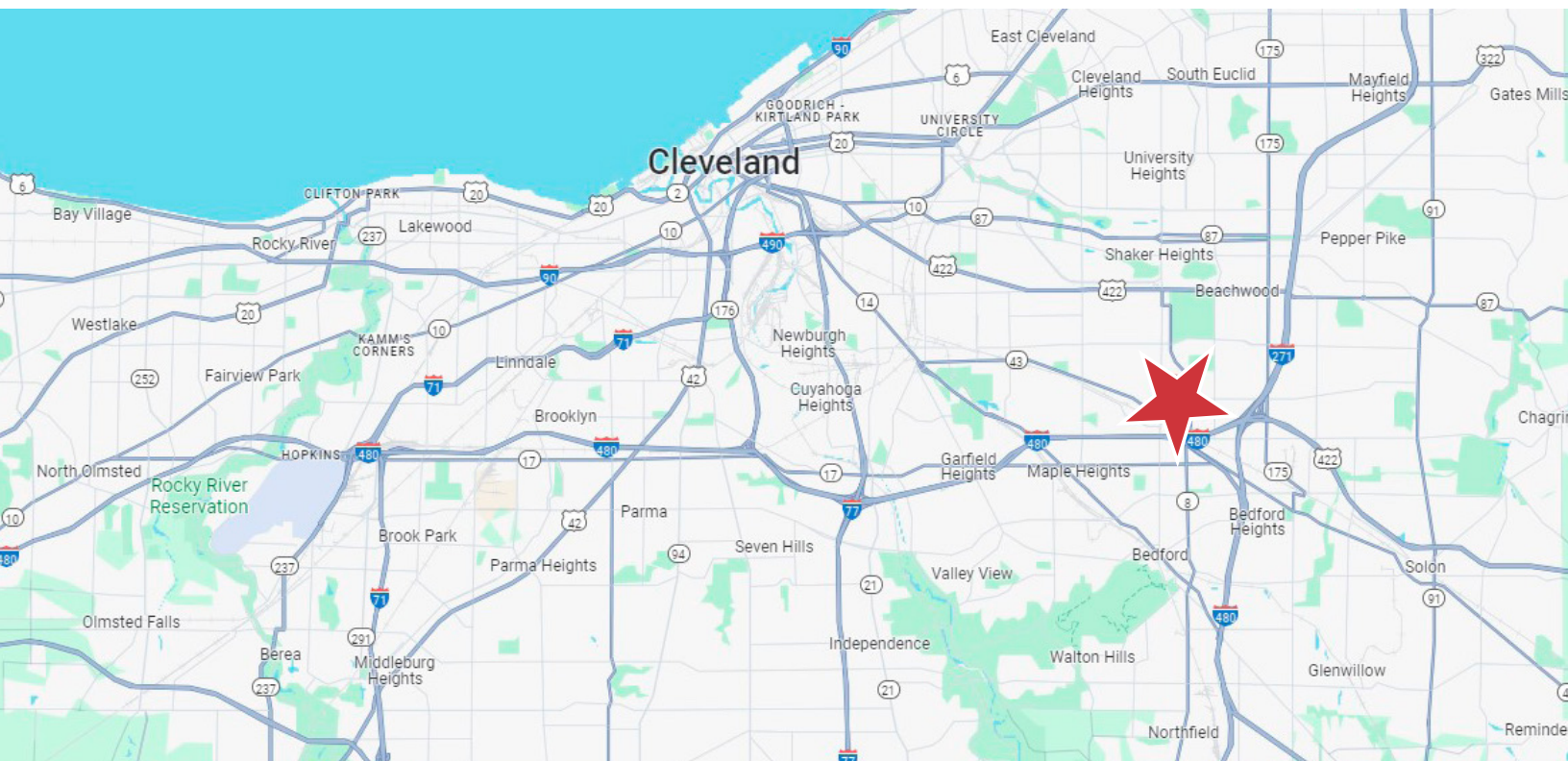
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# For Lease Property Location



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## BUILDING INFORMATION SHEET

<b>LOCATION:</b>	21201 Miles Road Warrensville Heights, Ohio
<b>WAREHOUSE AVAILABLE:</b>	37,800 - 94,500 SF
<b>OFFICE AREA:</b>	3,240 SF Included (Can expand or decrease)
<b>RACKING:</b>	Can install racks (11,616 pallet positions) 2 months
<b>DIMENSIONS:</b>	350' x 270'
<b>MINIMUM DIVISIBLE:</b>	37,800 SF
<b>CONSTRUCTION:</b>	Tilt-Up Concrete
<b>YEAR BUILT:</b>	New Construction 2022
<b>ZONING:</b>	Limited Industrial (U-6)
<b>CEILING HEIGHT:</b>	36' – 38' Clear
<b>TRUCK DOCKS:</b>	10 (9'x10') with levelers. Punch outs for 5 more.
<b>DRIVE-IN DOORS:</b>	1 (12' x 14')
<b>COLUMN SPACING:</b>	54' x 57'6"
<b>FLOORS:</b>	6" Concrete
<b>PARKING:</b>	75+ Car, 45 Trailer with Dolly Pads
<b>SPRINKLERED:</b>	ESFR
<b>HEAT:</b>	Heated Make-up Air System
<b>LIGHTING:</b>	LED Motion Sensored
<b>ELECTRIC POWER:</b>	480Volt/800Amps/3 Phase
<b>LEASE RATE:</b>	\$6.95/SF NNN
<b>COMMENTS:</b>	New Construction, completed in 2022. Tax abatement available. Next to Amazon's Distribution Center at I-480 and I-271.
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