



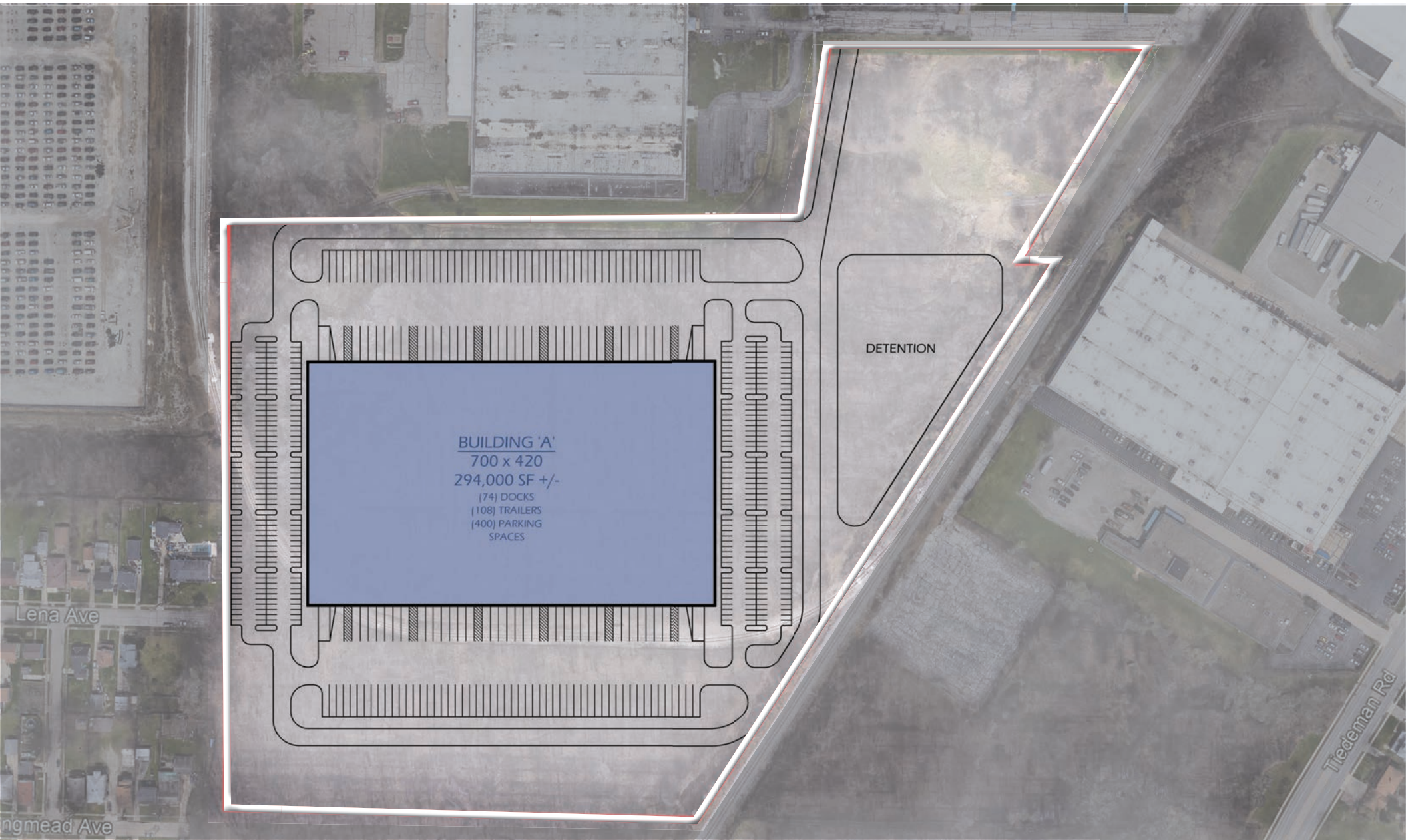
- 300,000 SF building for lease (divisible by 75,000 SF)
- **Cross dock facility** with drive-in access
- 36' minimum clear height
- ESFR sprinkler system
- 50' x 60' column spacing
- LED lighting
- Trailer storage & ample car parking
- Adjacent to newly renovated mixed-use business park
- 10 minutes from Cleveland Hopkins Airport
- Located within minutes of I-480, I-71, I-90
- Numerous Restaurants & Amenities Nearby

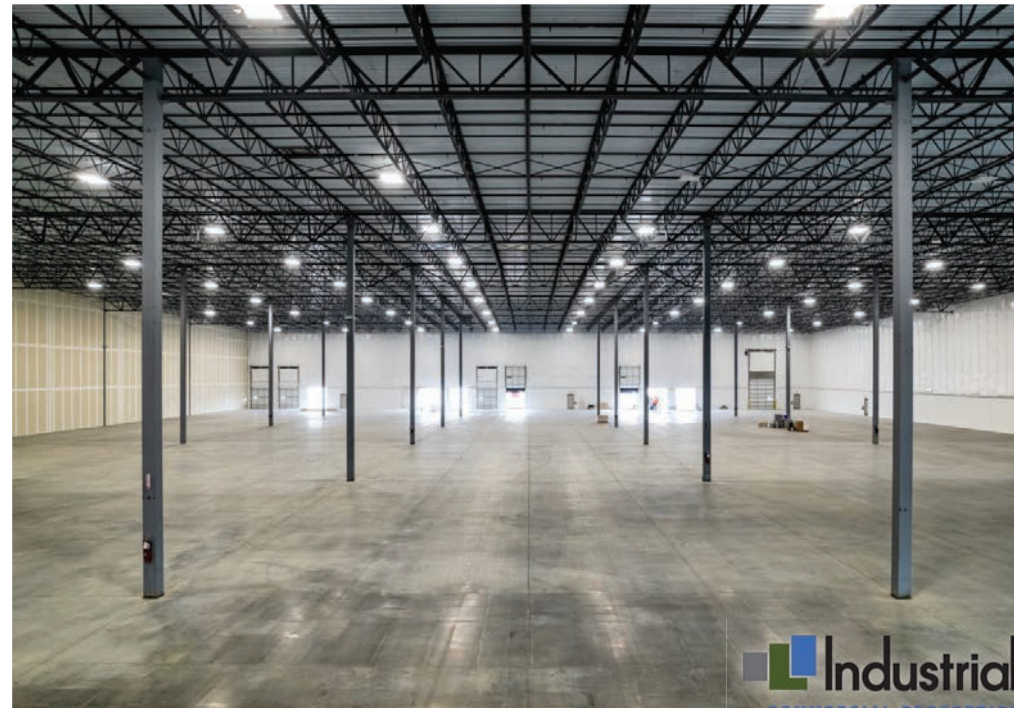
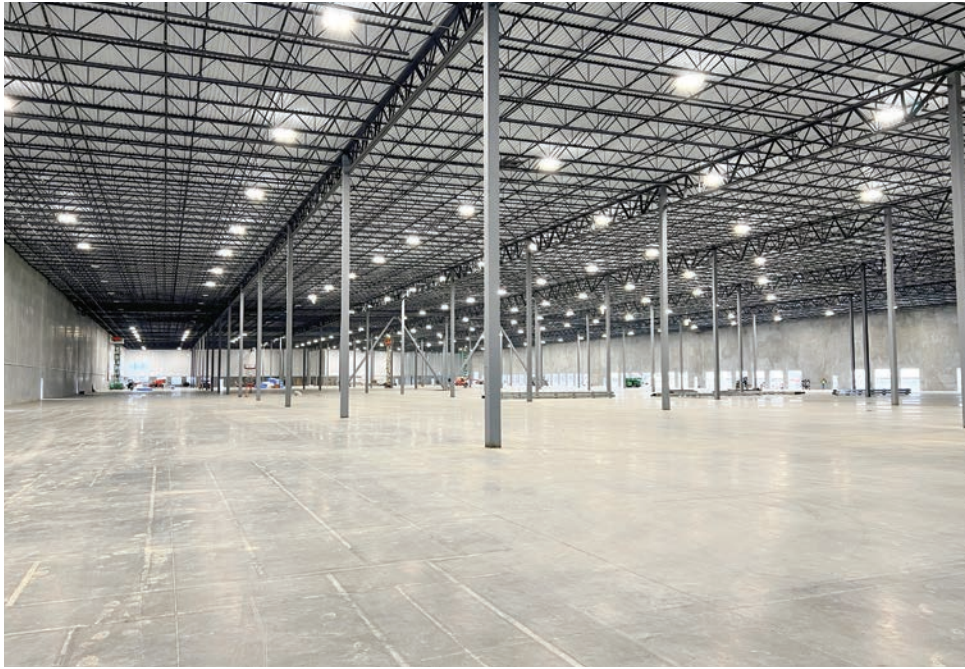
ONE AMERICAN ROAD • BROOKLYN, OH 44144

**Austin Semarjian**  
216.570.2270  
asemarjian@icpllc.com



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.





# NEW CONSTRUCTION

# INDUSTRIAL / MANUFACTURING

