

FOR LEASE

**6862 Engle Road**

Middleburg Heights, Ohio 44130



## FREE-STANDING INDUSTRIAL FACILITY

104,293 SF AVAILABLE FOR LEASE  
DIVISIBLE TO UNITS OF 8,000 SF

FRED W. CHRISTIE / Executive Vice President & Partner Emeritus / +1 216 525 1468 / [fchristie@crescorealestate.com](mailto:fchristie@crescorealestate.com)

# PROPERTY FEATURES



**104,293 SF**

TOTAL BUILDING SIZE

**15,600 SF**

TOTAL OFFICE SF

**88,400 SF**

TOTAL WAREHOUSE SF

**2.85 ACRES**

TOTAL SITE SIZE

**\$10.50/SF NNN**

OFFICE LEASE RATE

**\$4.75/SF NNN**

WAREHOUSE LEASE RATE

## COMMENTS

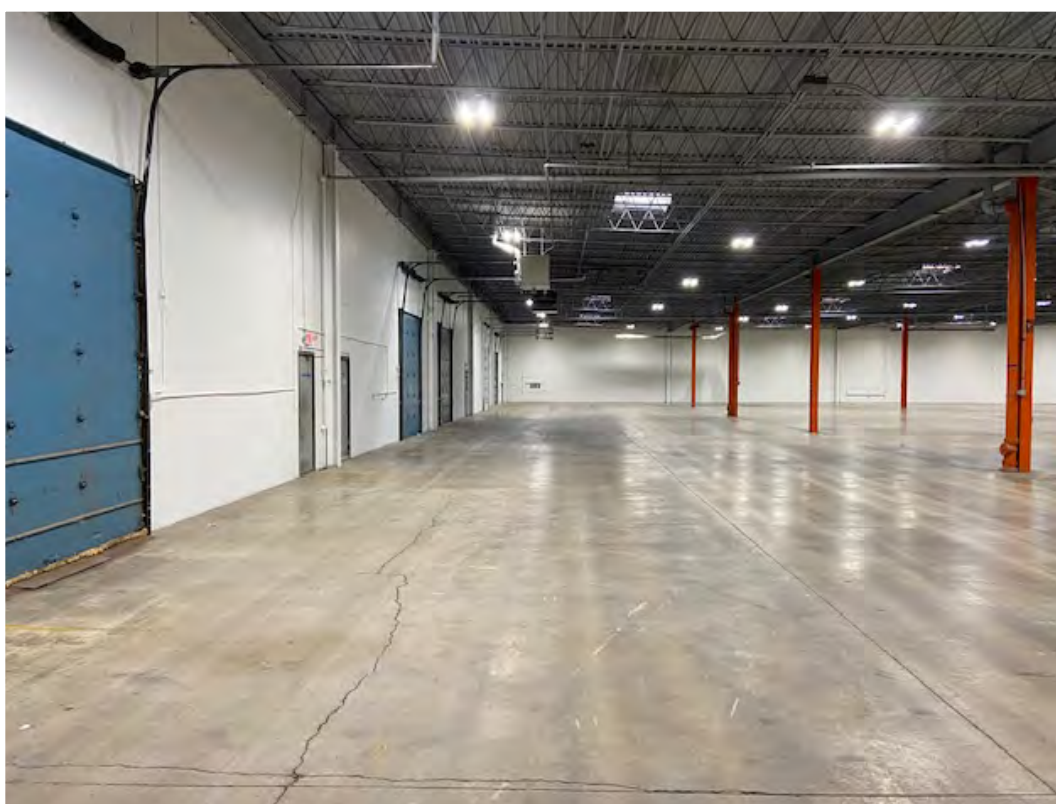
- Free-standing 104,000 SF industrial flex facility located in Cleveland southwest suburb minutes from Cleveland Hopkins Int'l Airport
- Building is fully sprinklered and has 15 existing truck docks. Drive-ins can be added
- Building can be leased to one user or is divisible to 8,000 SF units
- Offices to suit
- Large truck court and ample parking

## PROPERTY SPECIFICATIONS

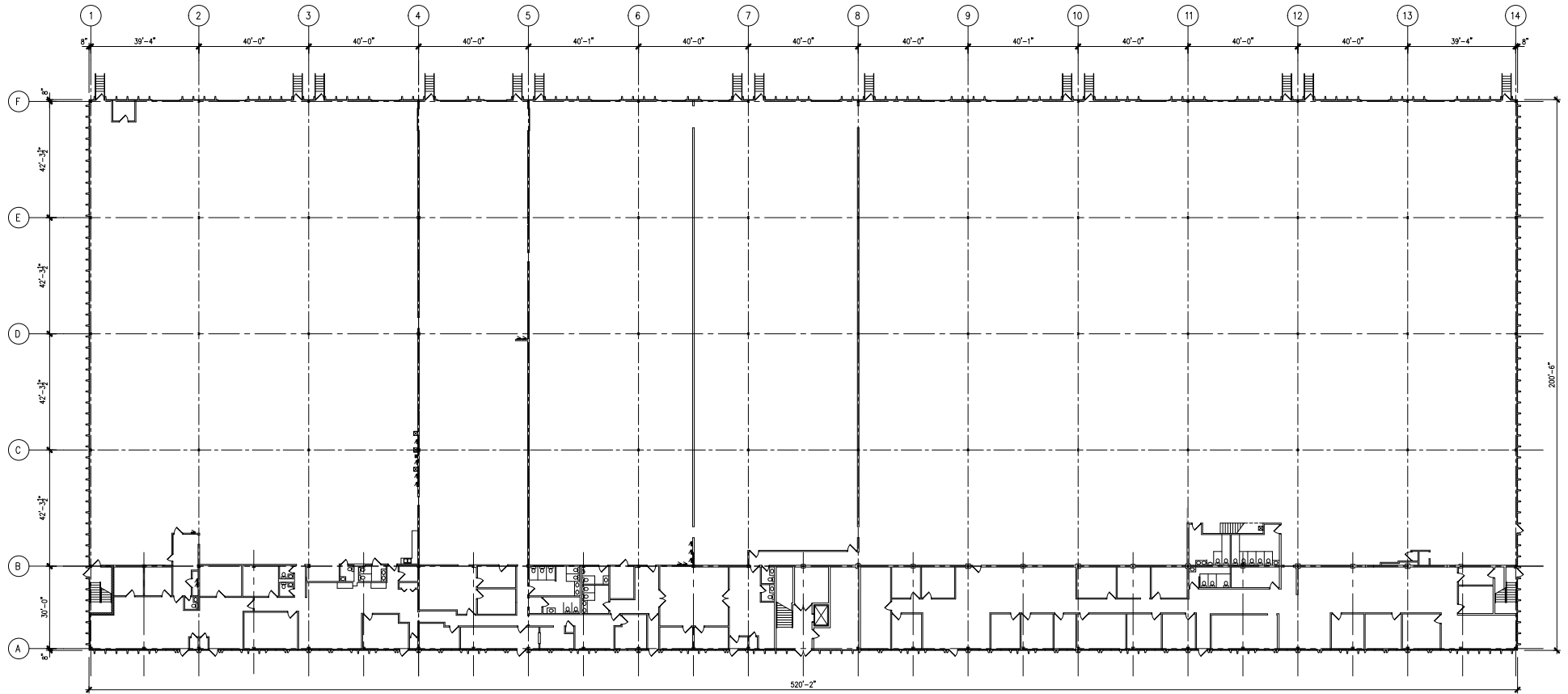
CONSTRUCTION:	Tilt Up	CEILING HEIGHT:	18'7"
LIGHTING:	LED	DOCKS:	15
ROOF:	Flat	DRIVE-IN DOORS:	-0- (can be added)
FLOOR:	Concrete	PARKING:	Ample parking



# PROPERTY PHOTOS



# PROPERTY FLOOR PLAN



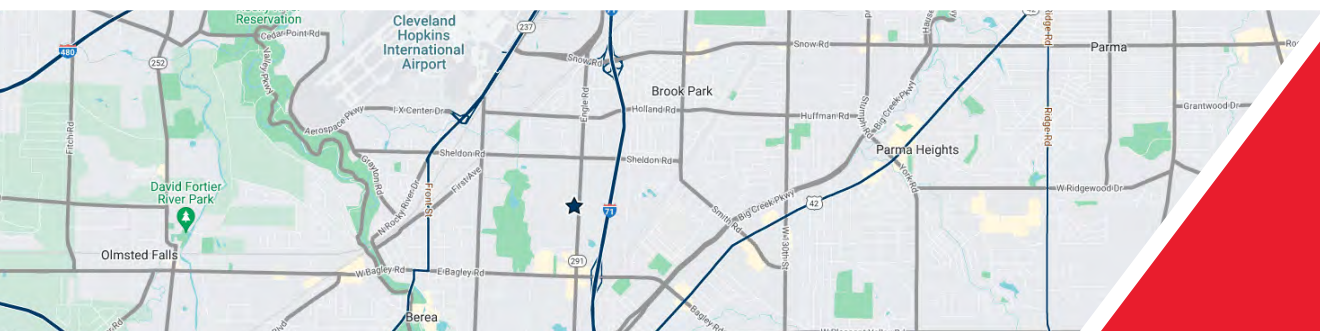
FIRST FLOOR PLAN  
SCALE: 1" = 20'-0"



## LANDLORD WILL RECONFIGURE OFFICES & WAREHOUSE



# PROPERTY AERIAL MAP



Easy access  
to I-480 and I-71





**FRED W. CHRISTIE**

Executive Vice President & Partner Emeritus  
+1 216 525 1468  
fchristie@crescorealestate.com

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131  
Main +1 216 520 1200  
[crescorealestate.com](http://crescorealestate.com)