

FOR LEASE

18665 Sheldon Road

Middleburg Heights, Ohio 44130



2 Units: 5,360 SF & 5,226 SF

SPACE AVAILABLE FOR LEASE

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

PROPERTY FEATURES



\$5.25/SF WHSE
\$9.50/SF OFFICE
NNN = \$1.94/SF

LEASE RATE

COMMENTS

- Well maintained office/warehouse units
- Located near Cleveland Hopkins International Airport (I-71/I-480)
- Warehouse offers 22' clear sprinklered space

PROPERTY SPECIFICATIONS

| | |
|----------------|--------------|
| CONSTRUCTION | Masonry |
| CEILING HEIGHT | 22' |
| SPRINKLER | Wet |
| LIGHTING | Fluorescent |
| HEAT | Overhead Gas |
| FLOOR | Concrete |
| POWER | 200A/240V/3P |

CURRENT AVAILABILITIES

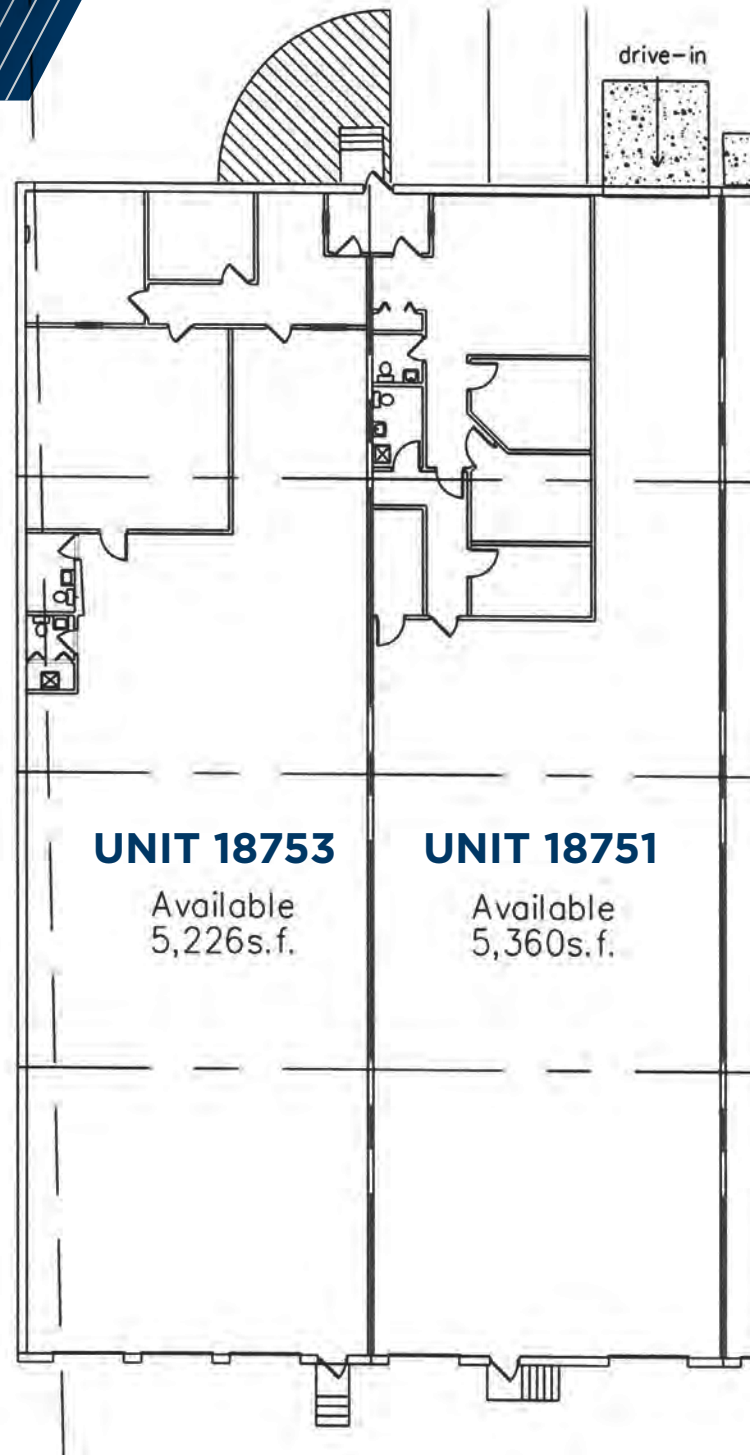
UNIT 18751

| | | |
|--|-------------------------------|------------------------------------|
| 5,360 SF TOTAL SPACE AVAILABLE | 750 SF OFFICE SPACE | 4,610 SF WAREHOUSE SPACE |
| ONE (1) DRIVE-IN DOOR | TWO (2) DOCKS | 22' CLEAR HEIGHT |

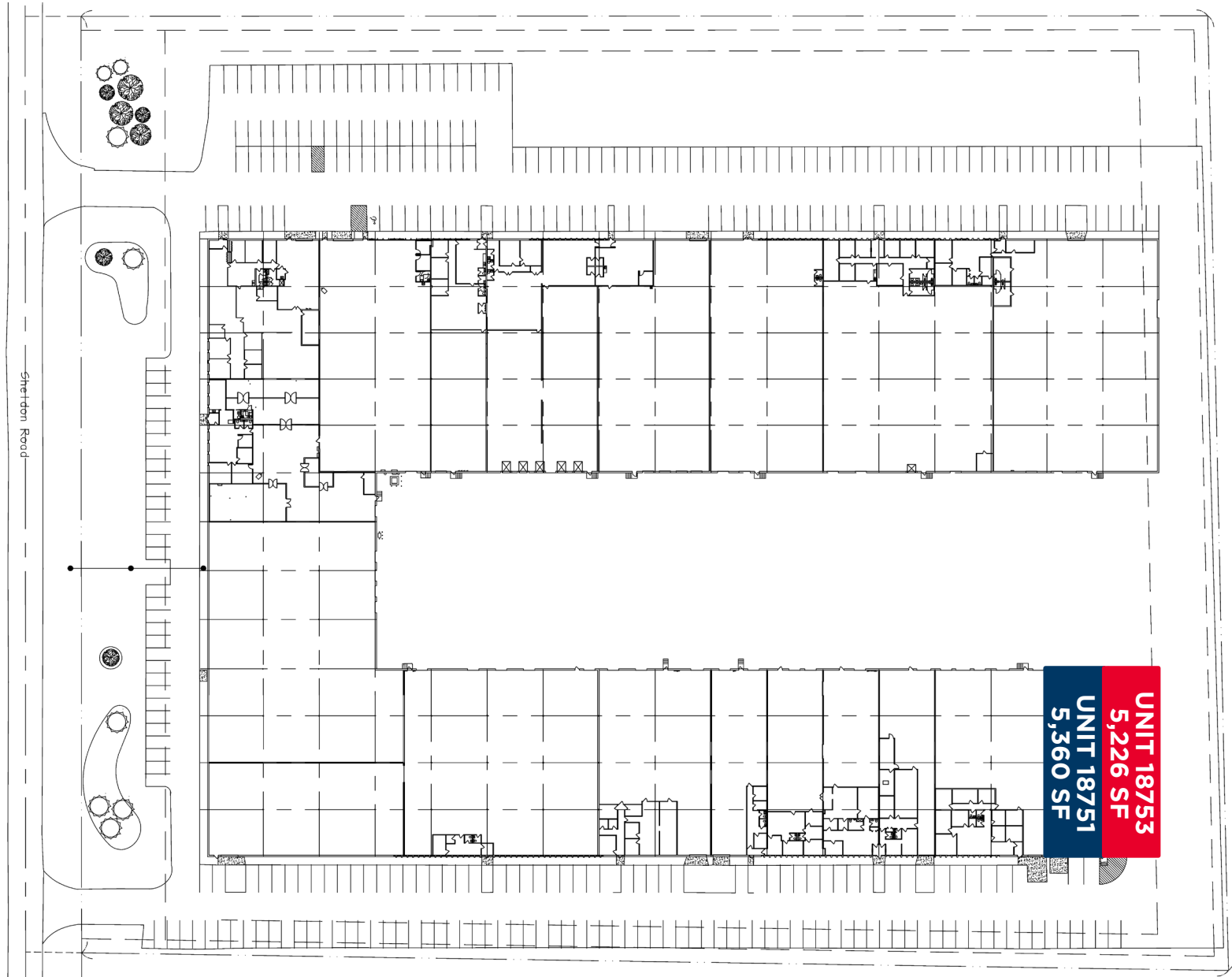
UNIT 18753

| | | |
|--|-------------------------------|------------------------------------|
| 5,226 SF TOTAL SPACE AVAILABLE | 750 SF OFFICE SPACE | 4,476 SF WAREHOUSE SPACE |
| -0- DRIVE-IN DOORS | THREE (3) DOCKS | 22' CLEAR HEIGHT |

PROPERTY FLOOR PLAN



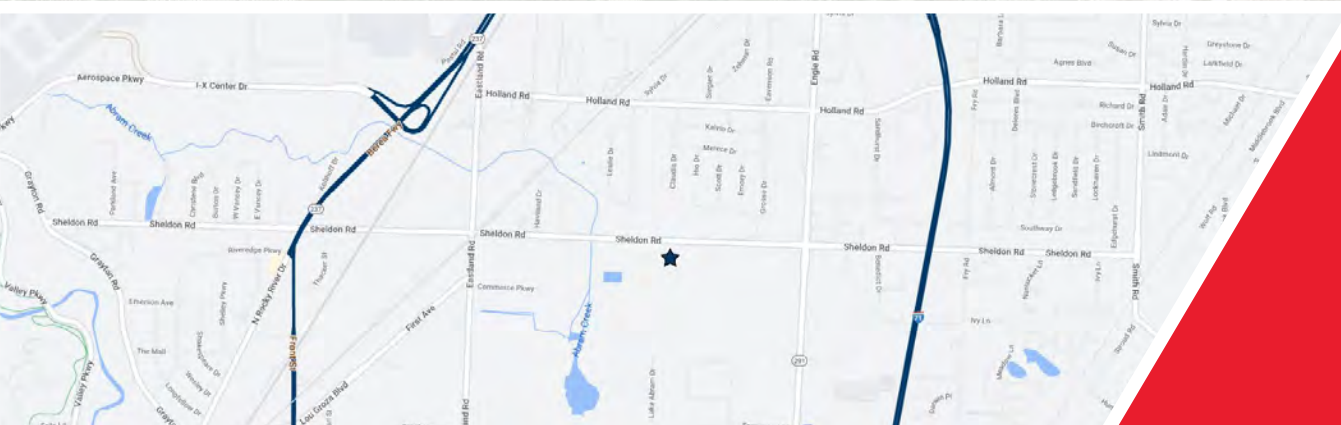
PROPERTY BUILDING PLAN



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

18665 SHELDON ROAD, MIDDLEBURG HEIGHTS, OHIO 44130

PROPERTY AERIAL MAP



Easy access
to I-71

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

18665 SHELDON ROAD, MIDDLEBURG HEIGHTS, OHIO 44130



FRED W. CHRISTIE

Executive Vice President & Partner Emeritus

+1 216 525 1468

fchristie@creSCORErealEstate.com

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

Cushman & Wakefield Copyright 2023. 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
creSCORErealEstate.com