

FOR SUBLEASE

8791 S Freeway Drive

Macedonia, Ohio 44056



66,562 SF INDUSTRIAL SPACE FOR SUBLEASE

CENTRALLY LOCATED BETWEEN CLEVELAND AND AKRON

PROPERTY FEATURES



69,579 SF

TOTAL BUILDING SF

65,344 SF

TOTAL WAREHOUSE SF

4,235 SF

TOTAL OFFICE SF

4.41 AC

TOTAL SITE SIZE

PROPERTY HIGHLIGHTS

YEAR BUILT:	1971
CONSTRUCTION:	Masonry
FLOOR:	Concrete
HEAT:	Reznor
A/C:	Office
LIGHTING:	LED Motion Sensor
SPRINKLERS:	100% Wet
CEILING HEIGHT:	15'-17'
COLUMN SPACING:	33'x33'
DOCKS:	23
DRIVE-IN DOORS:	Two (2)
PARKING:	31

COMMENTS

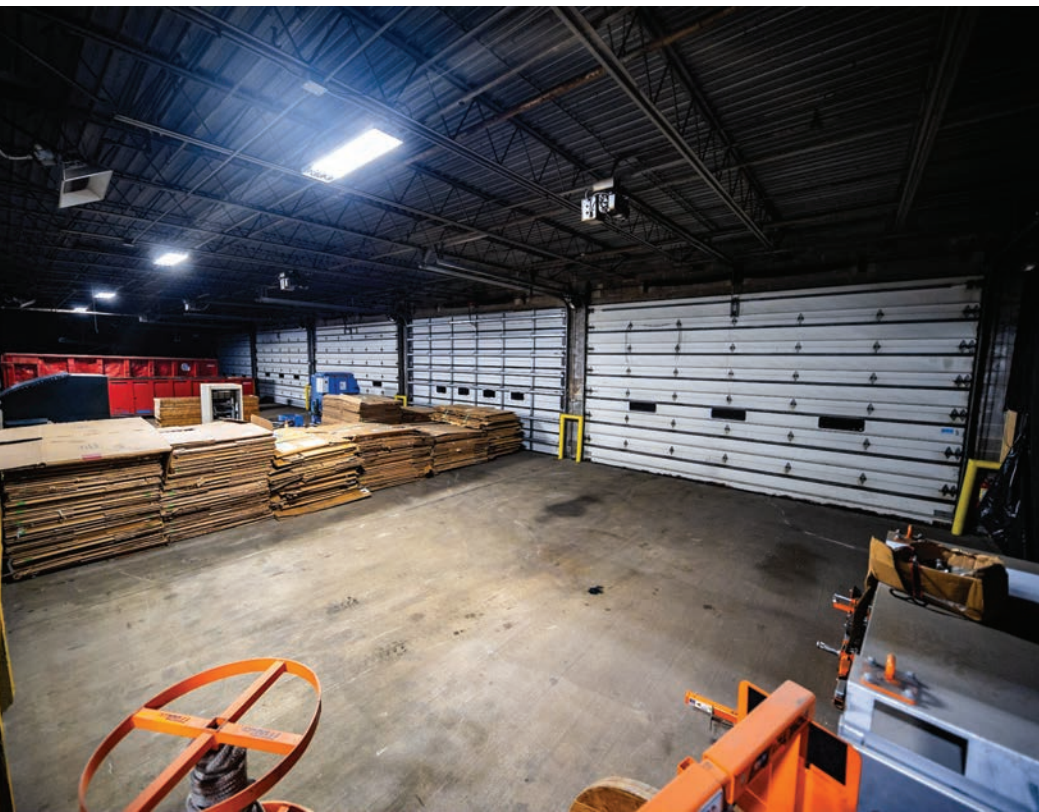
- Sublease expires August 2027
- Excellent access to I-271, I-480, and State Route 8
- Warehouse features motion sensor LED lighting, ample dock doors, locker rooms, break room, and more
- Macedonia is a business-friendly community with excellent access to a skilled workforce
- Centrally located between Cleveland and Akron

CURRENT AVAILABILITY

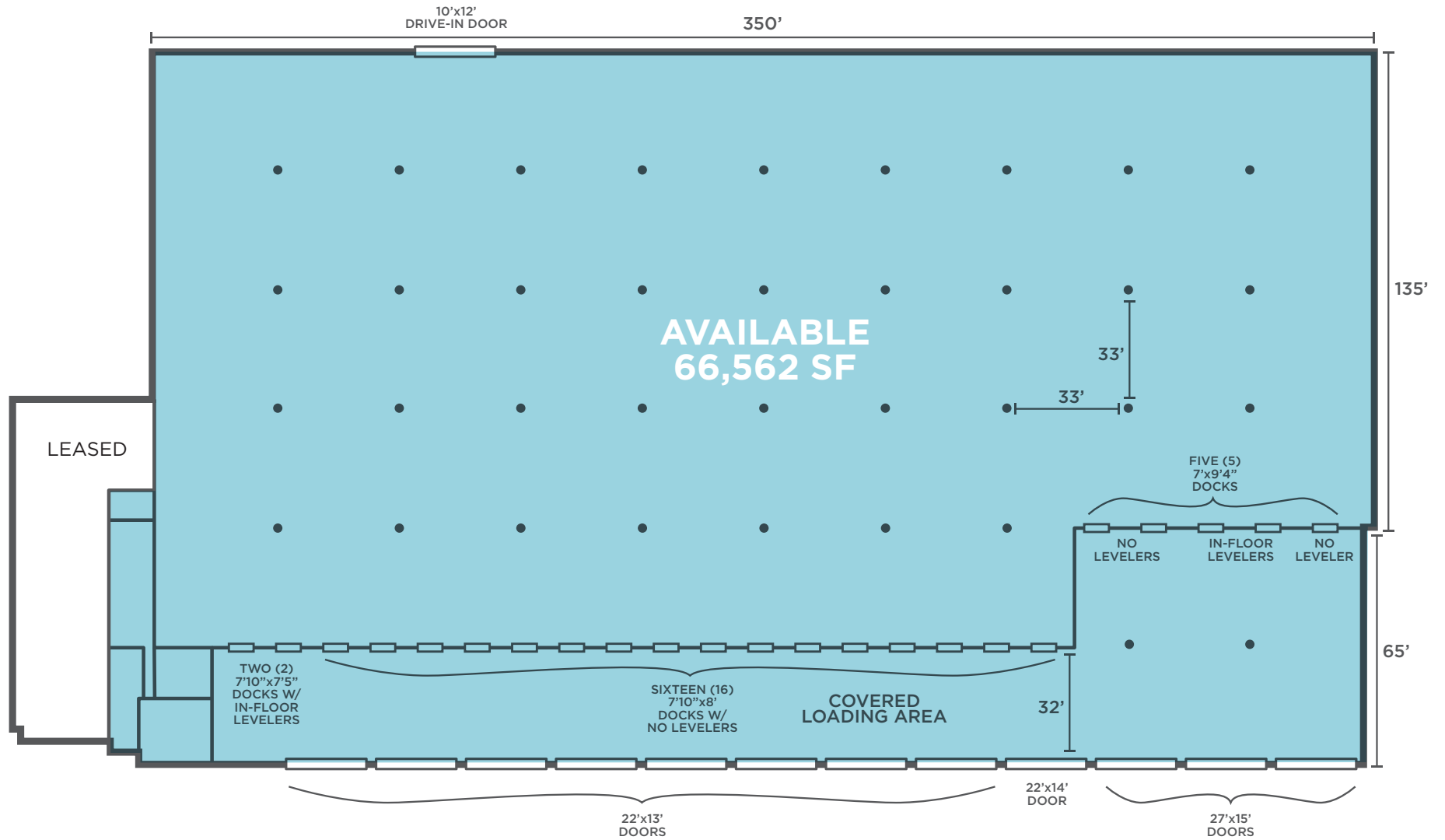
66,562 SF TOTAL SPACE AVAILABLE	1,218 SF* OFFICE SPACE	65,344 SF WAREHOUSE SPACE
2 DRIVE-IN DOORS	23 DOCKS	\$5.25/SF NNN LEASE RATE

*Additional 1,076 SF of window-lined office can be available

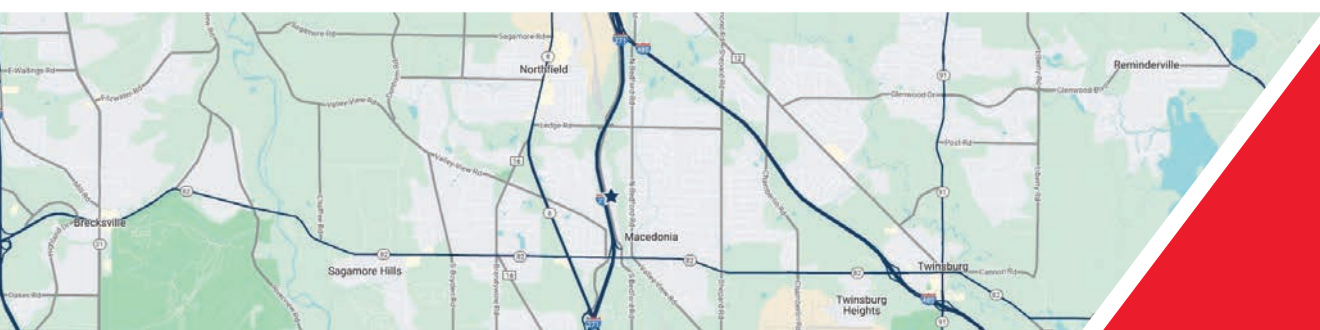
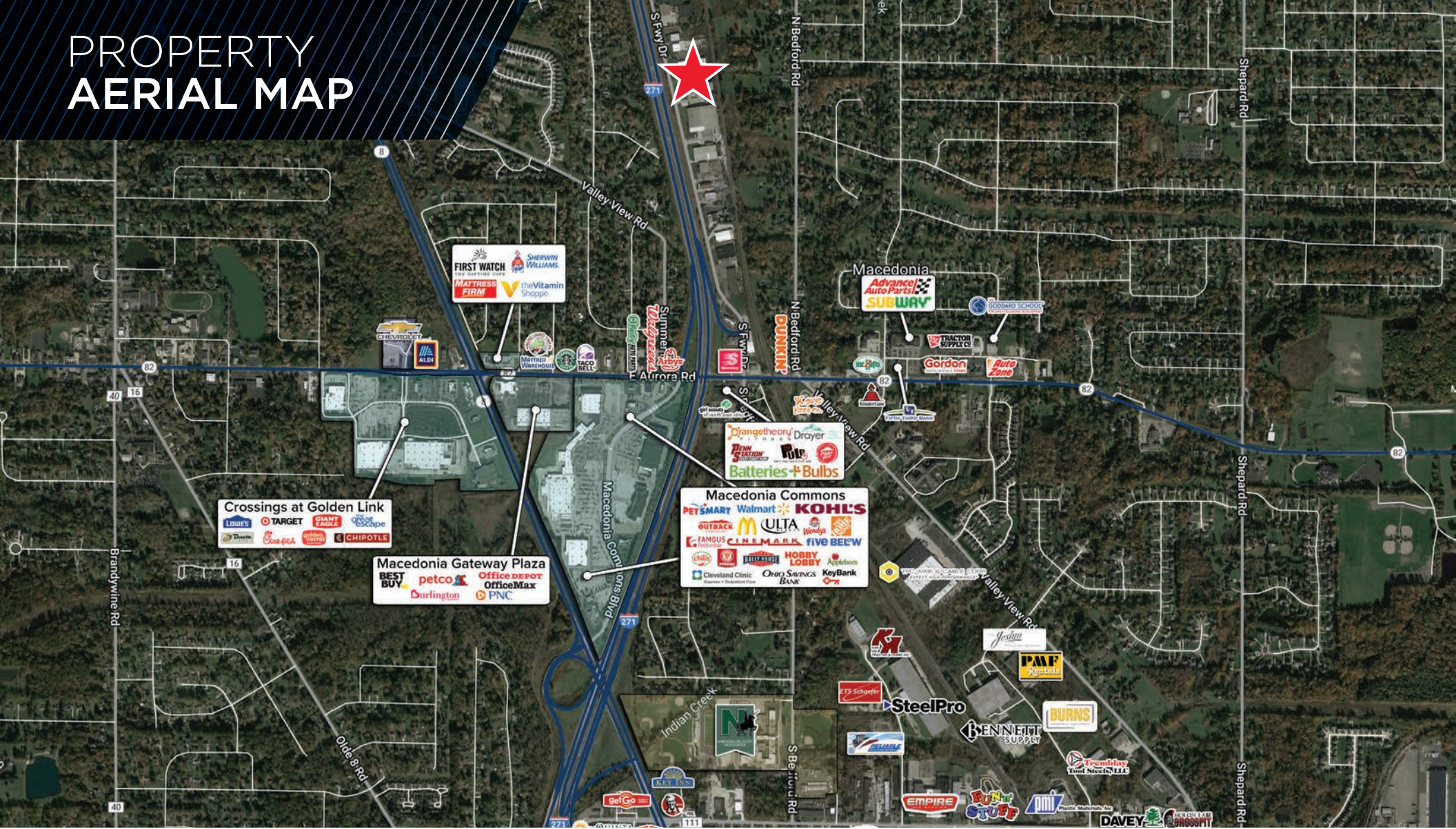
PROPERTY PHOTOS



FLOOR PLAN



PROPERTY AERIAL MAP



Easy access to
I-271, I-480 and SR 8



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