

FOR LEASE

6255 Halle Drive

Valley View, Ohio 44125



**CUSHMAN &
WAKEFIELD**



Freestanding 61,616 square foot industrial complex with 10,400 square feet of office space and 51,216 square feet of warehouse / manufacturing space on 6.7 acres with room for expansion or outside storage. One (1) drive-in door (11'x13') and five interior truck docks. Manufacturing amenities including locker rooms, air compressor and air lines, 5-ton crane, 2400A / 480V / 3P power with buss duct distribution throughout.

PROPERTY FEATURES



61,616 SF

TOTAL BUILDING SF

10,400 SF

TOTAL OFFICE SF

\$6.95/SF NNN

LEASE RATE

51,216 SF

TOTAL WAREHOUSE SF

6.7 AC

TOTAL SITE SIZE

\$0.52/SF

REAL ESTATE TAXES

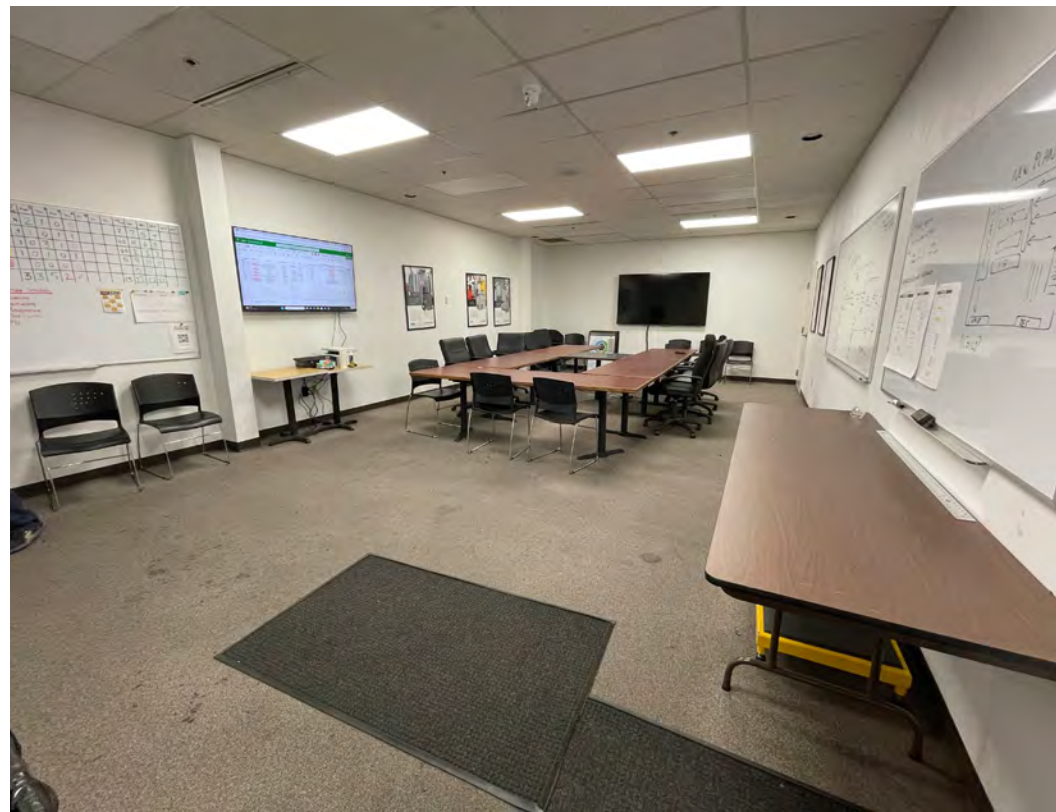
COMMENTS

- Light assembly and manufacturing space
- 2400A/480V/3P power with buss duct distribution
- Five (5) interior truck docks and one (1) drive-in door
- One 5-ton (American Crane) under slung crane
- Situated on 6.7 acres which allows for a building expansion of up to 50,000 SF of warehouse space

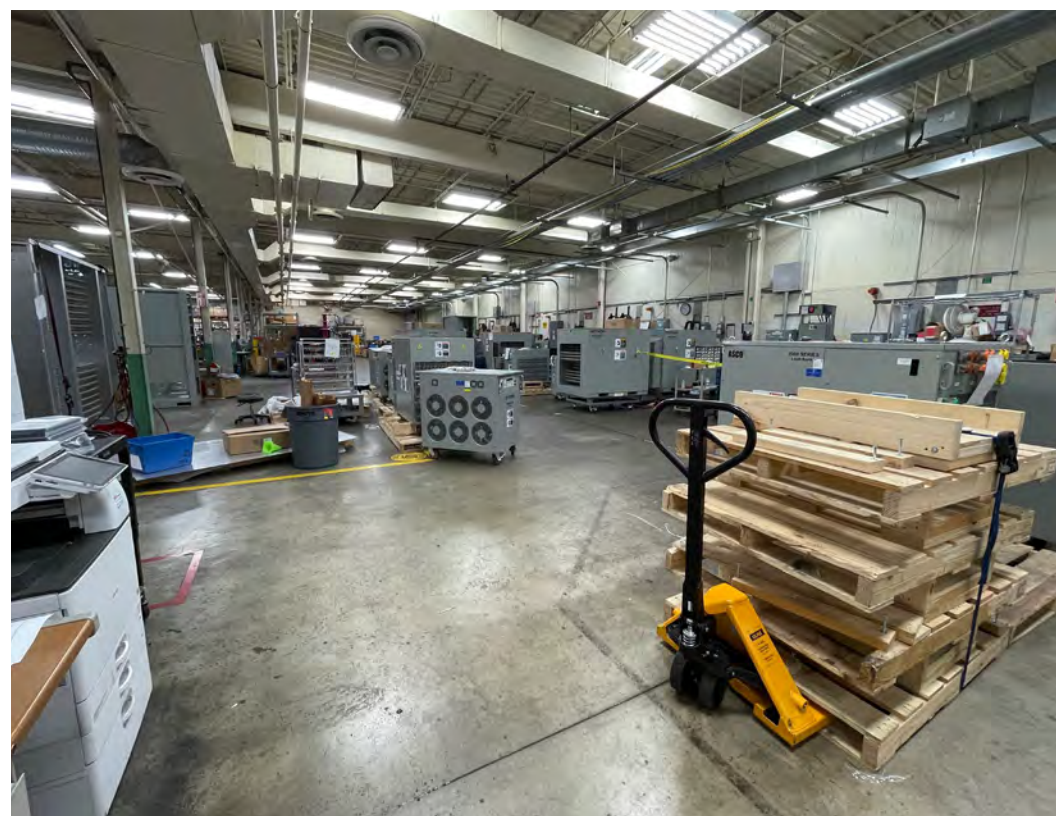
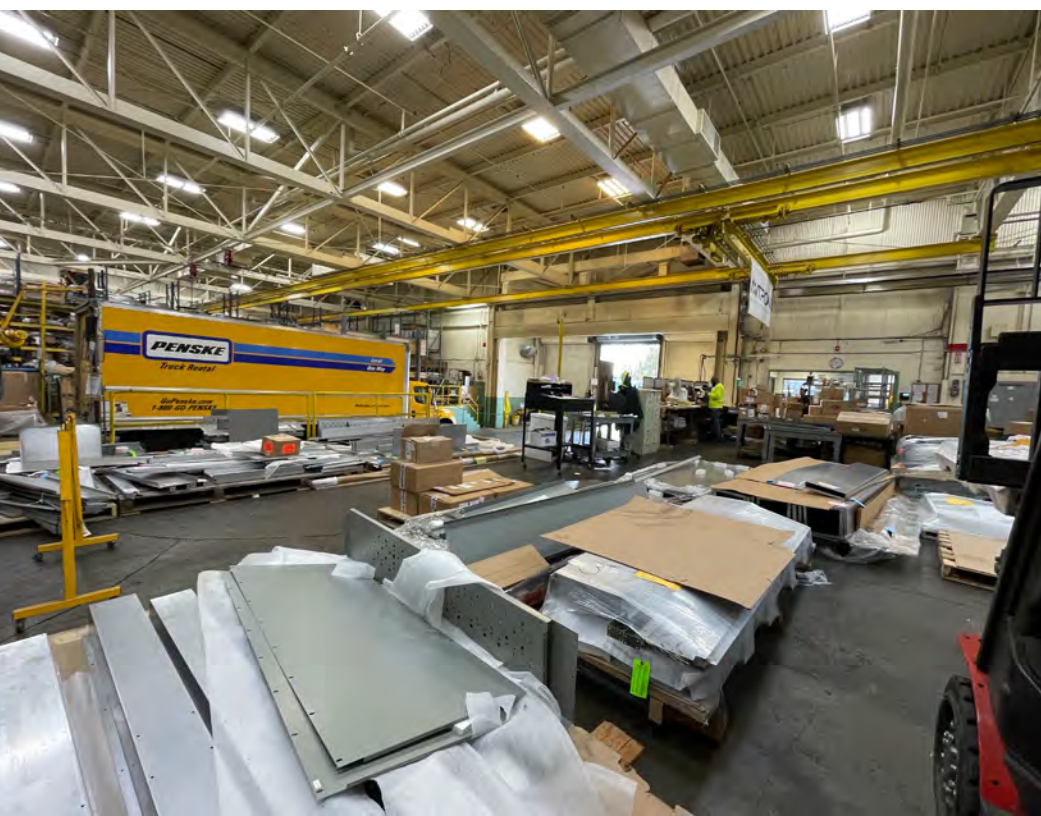
PROPERTY HIGHLIGHTS

CONSTRUCTED:	1968
CONSTRUCTION:	Metal/Masonry
HEAT:	Rooftop Package Unit / Boiler and Supplemental OHD Gas Unit Heaters
AIR CONDITIONED:	100% - Office and Warehouse
LIGHTING:	LED
CEILING HEIGHT:	13'6"-18'
COLUMN SPACING:	20'x39'; 20'x36'; 20'x34'; and 82' Clear Span
DRIVE-IN DOORS:	One (1) - 11' x 13'
INTERIOR DOCKS:	Five (5) - (3) 11'x16'; (2) 19'x16'
POWER:	2400A/480V/3P
SPRINKLER:	100% Wet
CRANES:	(1) - 5 Ton Under Slung American Crane w/ 12.5' Under Hook
PARKING:	116 Spaces
ROOF:	EPDM (2018)

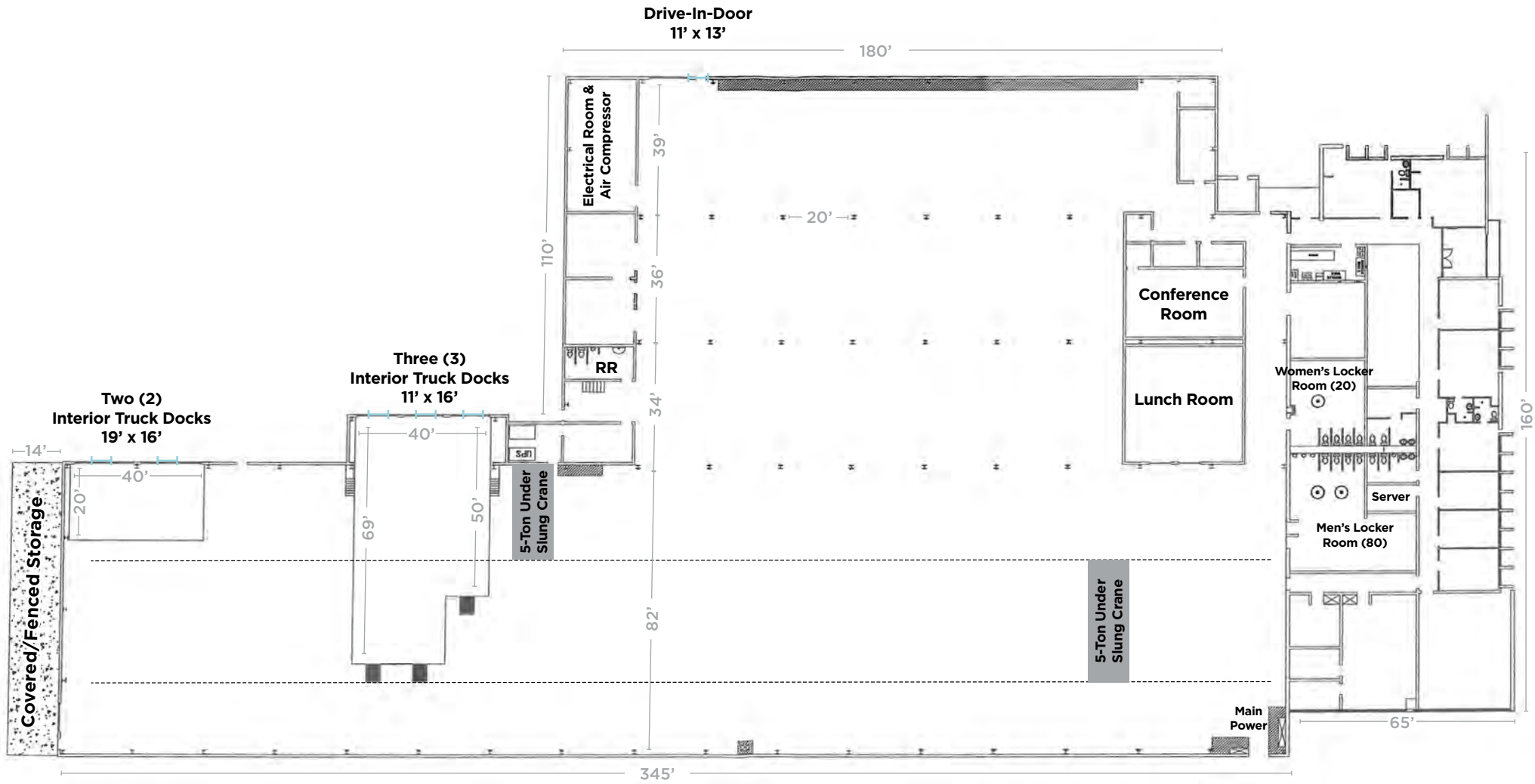
OFFICE PHOTOS



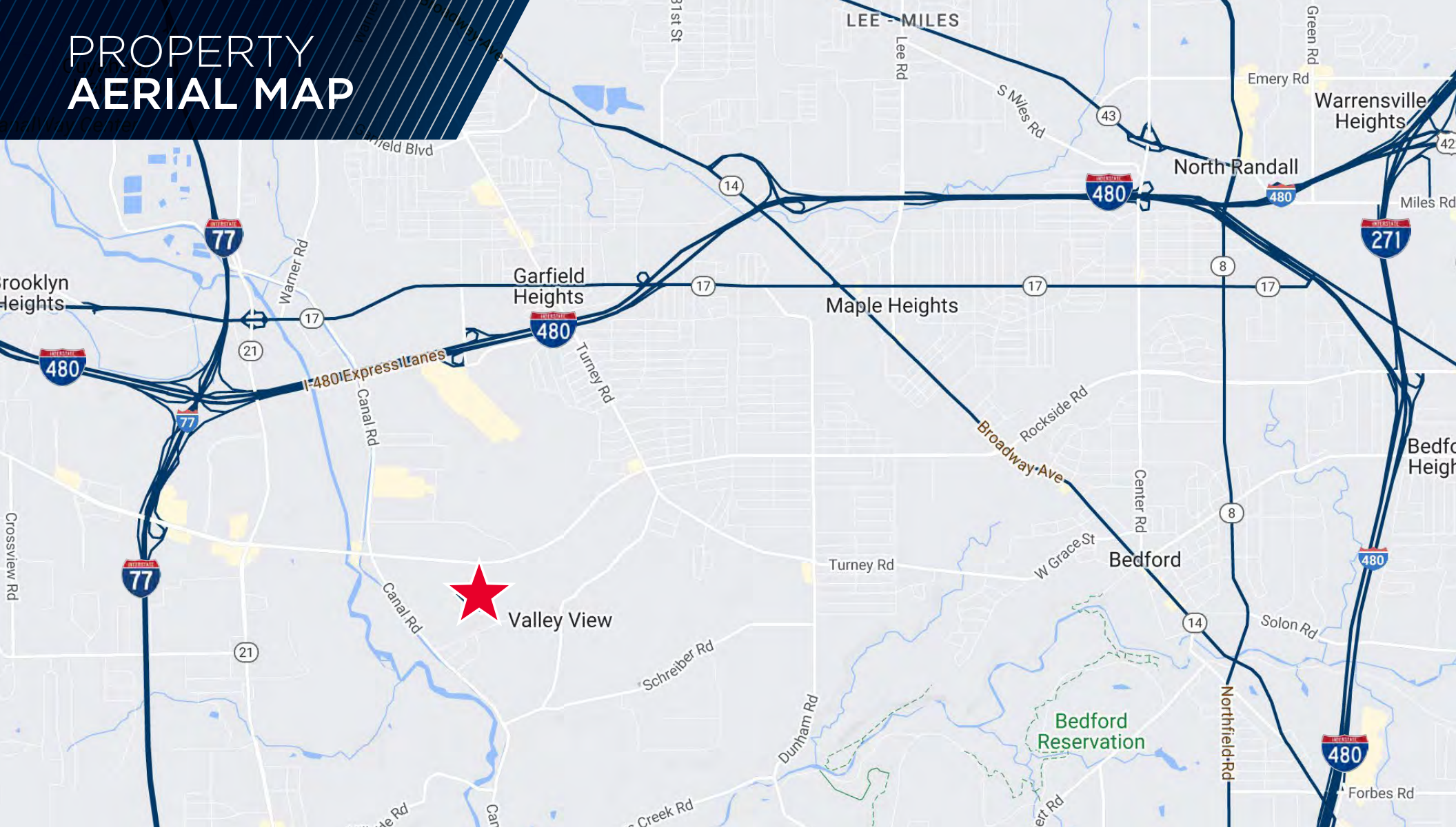
WAREHOUSE PHOTOS



FLOOR PLAN



PROPERTY AERIAL MAP



Easy Access
to I-77, I-480
& Ohio Turnpike



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