

7-UP/Maple Heights- Landlord Representation

Property Overview

Transaction Date:
November, 2011

Address:
14301 Industrial Ave. N
Maple Heights, OH

Square Footage Leased:
114,900 SF

THE CHALLENGE

Terry Coyne of Grubb & Ellis was retained to assist DonDa, LLC in the leasing of the former 7-UP location in Maple Heights. The building was challenged by its low ceiling height and lack of sprinkler system. Terry Coyne and his team marketed the property in a variety of ways: online, with traditional postcards, and by using market expertise to reach out to local brokers who were working with potential tenants.

An interested tenant, StarMax Resources LLC, agreed to lease the space. The City of Maple Heights inspected the building and denied a Certificate of Occupancy due to issues with the ceiling and electrical work. StarMax Resources had limited time available to move into the building, so the issues discovered in the inspection needed to be rectified immediately if StarMax was to lease the space.

RESULTS

Terry and his team ensured that the transaction could proceed quickly while taking care to resolve the building's problems thoroughly. By keeping the owner, tenant, and city building inspectors informed of the progress being made on the site, Terry was able to facilitate a smooth process of repairs and inspections. Although the issues discovered in the city's inspection were unforeseen, the hard work and dedication shown by Terry and his team made it possible for the space to be occupied quickly, making things easier for owner and tenant alike.

"Thanks again Terry for all your help. You go that extra mile which is really appreciated. I will never use another broker in your market area." – Don Walter, President, DonDa LLC



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