

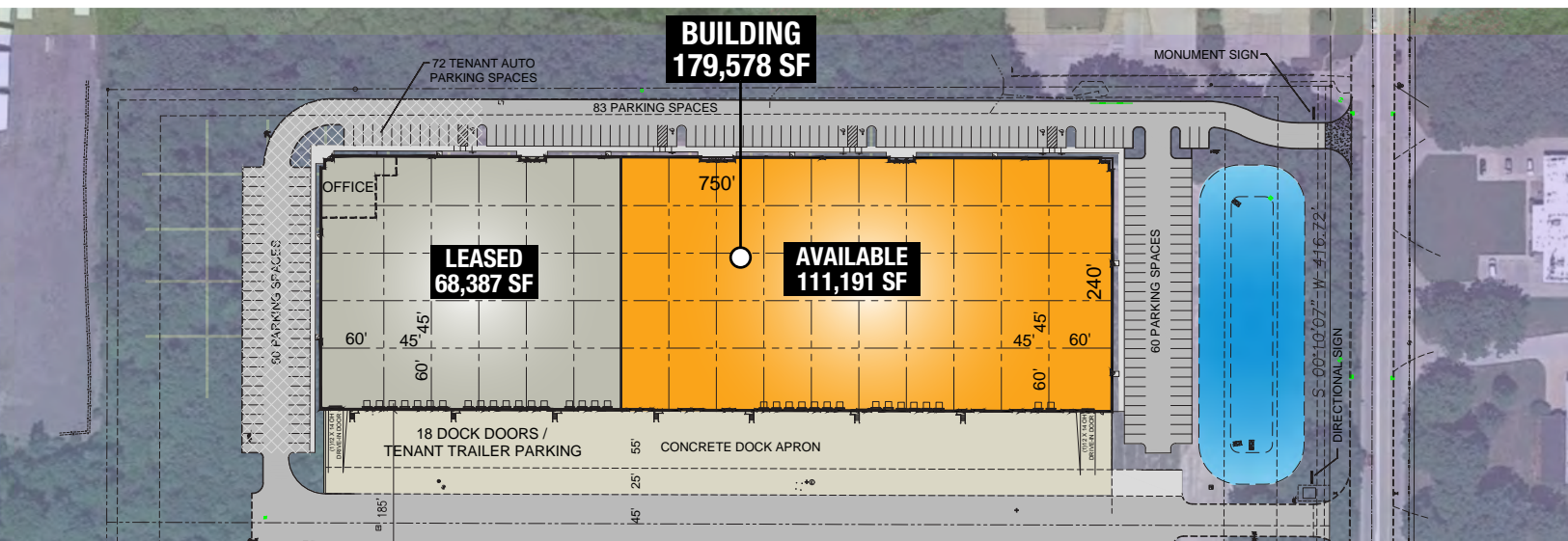
LEASING OPPORTUNITY

111,191 SF MODERN DISTRIBUTION SPACE

14720

FOLTZ INDUSTRIAL PARKWAY

STRONGSVILLE, OHIO



COMING IN 2020

BRAND NEW SPEC BUILDING

LEASE RATES:
\$6.00/SF NNN WAREHOUSE
\$12.00/SF NNN OFFICE

- 111,191 SF available for lease
- Offices-to-suit
- 32-foot clear ceiling height
- 34 docks (9' x 10'); 2 drive-in doors (14' x 16'); additional docks and drive-ins can be added to-suit
- Column spacing: 45' x 45' with one 60' speed bay adjacent to dock doors and one 60' bay adjacent to building end cap
- ESRF sprinklers; 480v, 600amp, 3-phase power; LED lighting; EPDM membrane roof;
- Truck court for ample truck storage; 175+ parking spaces
- Minutes from I-71 and I-80 (the Ohio Turnpike)
- 15-year, 100% tax abatement in place
- Will lease a minimum of two bays
- Approximate operating expenses: \$0.89/SF

For more information, contact:

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EXCELLENT CENTRAL LOCATION NEAR I-71 AND I-80 (THE OHIO TURNPIKE)

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