

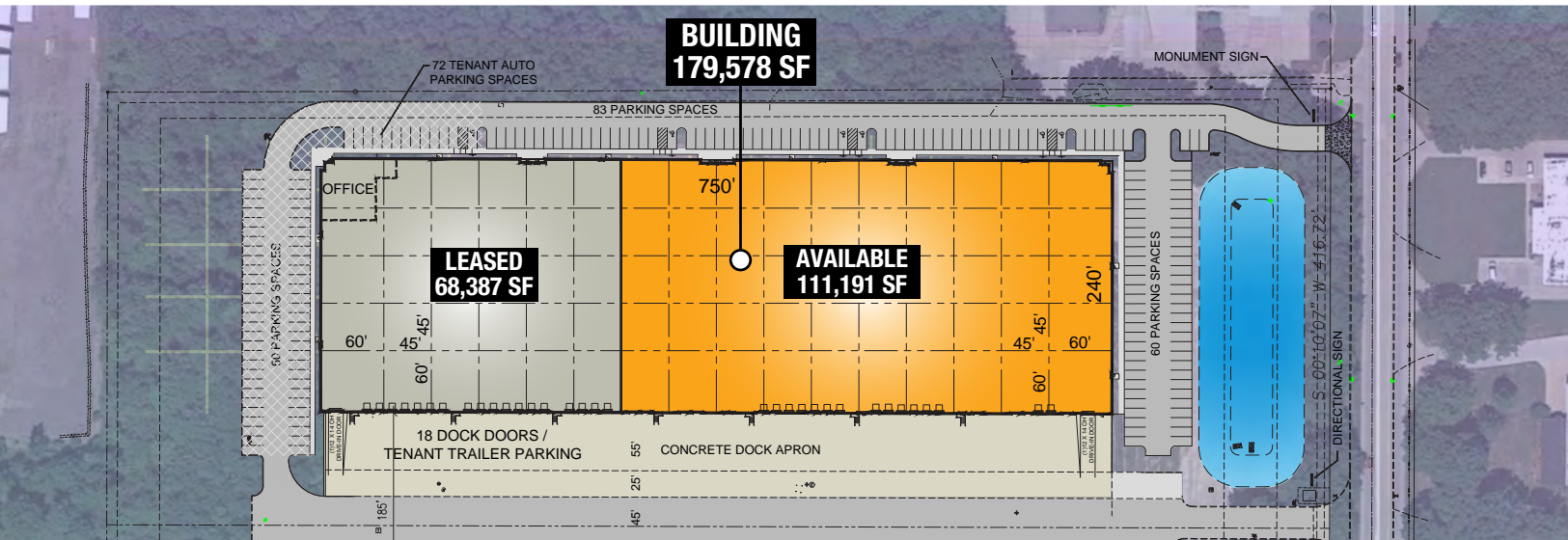
# LEASING OPPORTUNITY

## 111,191 SF MODERN DISTRIBUTION SPACE

# 14720

### FOLTZ INDUSTRIAL PARKWAY

### STRONGSVILLE, OHIO



## COMING IN 2020

### BRAND NEW SPEC BUILDING

**LEASE RATES:**  
\$6.50/SF NNN WAREHOUSE  
\$12.00/SF NNN OFFICE

- 111,191 SF available for lease
- Office-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
- ESFR sprinklers; 480v, 600amp, 3-phase power; LED lighting; EPDM membrane roof
- 125' truck court; 175+ employee 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

*Terry* **COYNE**

**Terry Coyne, SIOR, CCIM**  
Vice Chairman

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

# 14720

**FOLTZ INDUSTRIAL PARKWAY**  
STRONGSVILLE, OHIO



*Terry* **COYNE**

**Terry Coyne, SIOR, CCIM**

Vice Chairman

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