

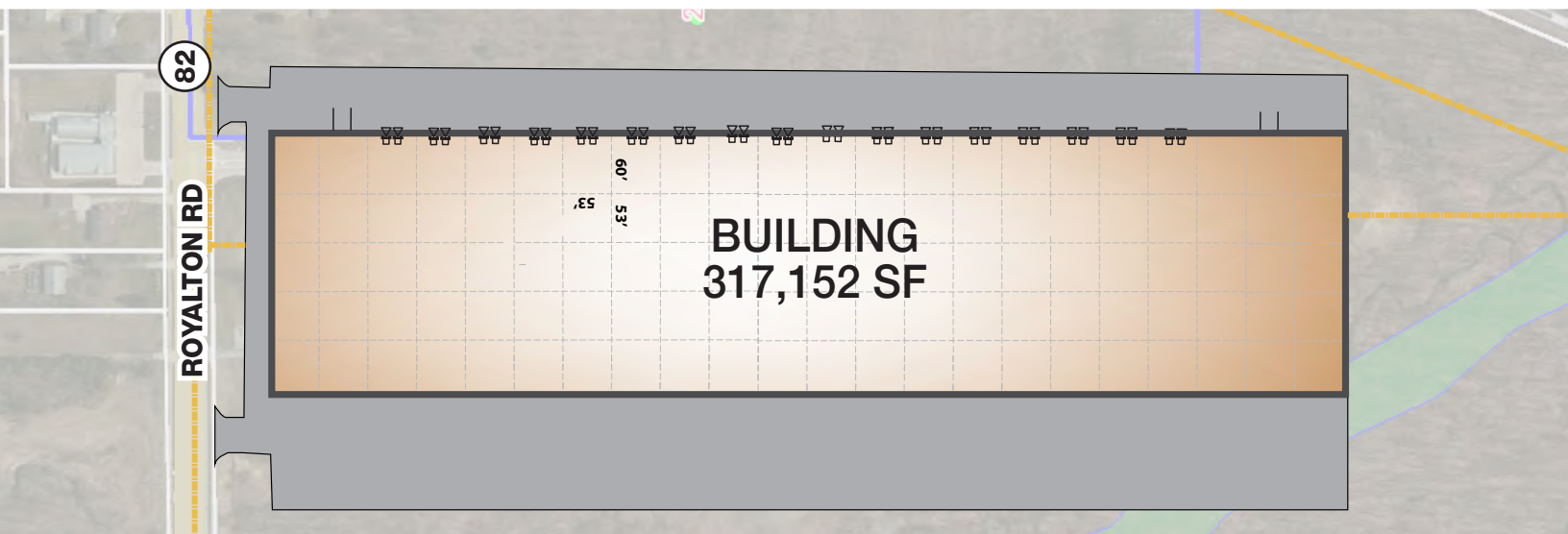
LEASING OPPORTUNITY

317,152 SF MODERN DISTRIBUTION SPACE

21487

ROYALTON ROAD

STRONGSVILLE, OHIO



COMING IN 2021

BRAND NEW SPEC BUILDING

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

- 317,152 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: 53' x 53' with one 60' speed bay adjacent to dock doors and one 60' bay adjacent to building end cap
- ESFR sprinklers; 480 volt, 600 amp, 3-phase power; LED lighting; EPDM membrane roof
- 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

Office 216.453.3001 **Email** tcoyne@ngkf.com

 **Newmark
Knight Frank**

terrycoyne.com

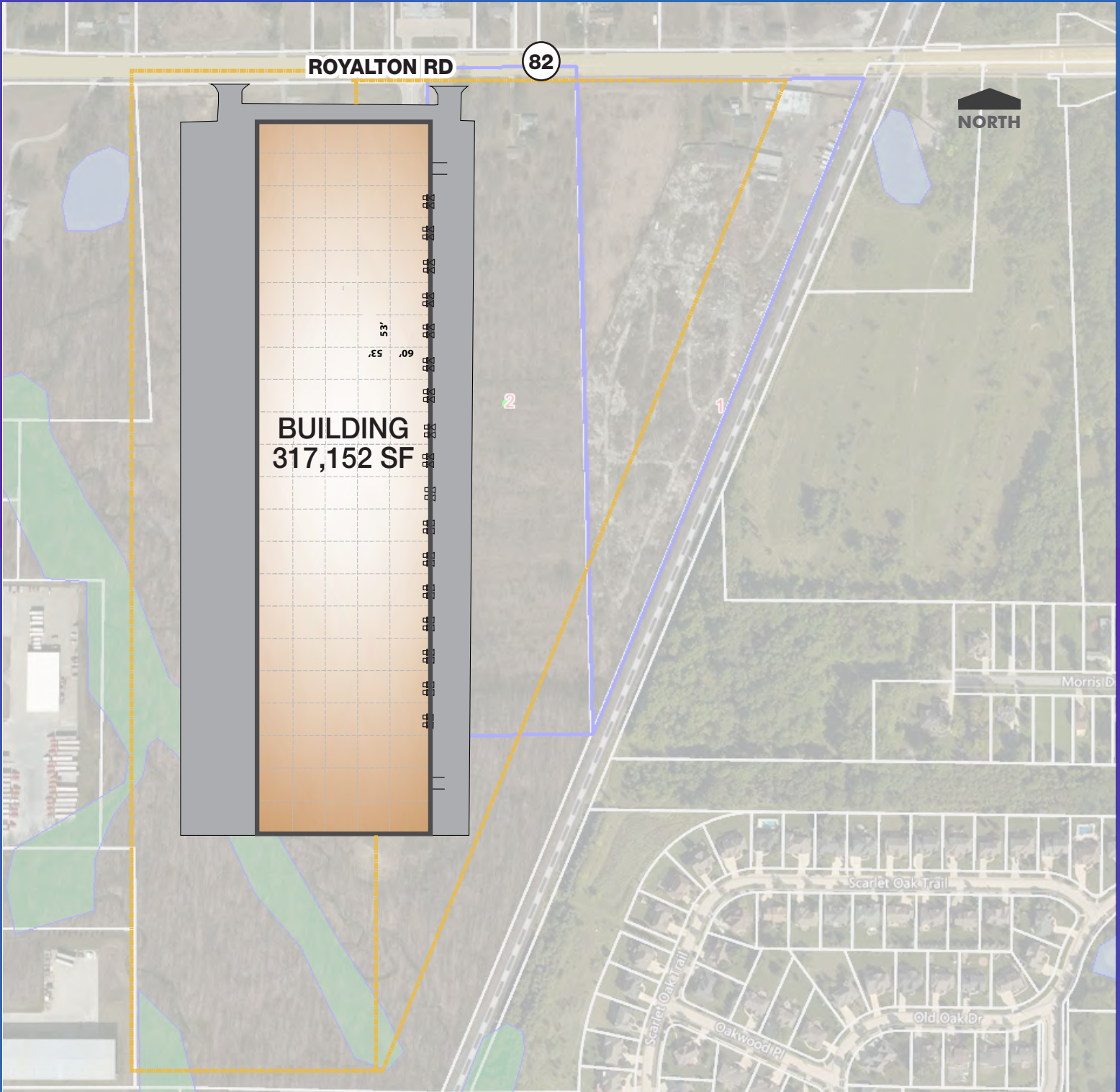
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SITE PLAN

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

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