

# A V A I L A B L E FOR LEASE

191,360 SF SPEC BUILDING

33485 Pin Oak Parkway  
Avon, Ohio

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DRONE  
VIDEO



## HIGHLIGHTS:

- 191,360-square-foot modern spec distribution facility on 16.99 acres
- ESFR sprinklers
- 32' clear height
- 7" concrete floor
- High bay LED lighting
- Building has a proposed seven (7) 12' x 14' drive-in doors and twenty-one (21) 9' x 10' docks
- Rail access is possible
- Zoned industrial
- All utilities at site
- Located in one of the fastest growing communities in Ohio
- Excellent location in close proximity to I-90

## LEASE RATES:

- Warehouse: \$6.00/SF NNN
- Office: \$11.50/SF NNN



*Terry* **COYNE**

For further information, please contact our licensed real estate salesperson:

**Terry Coyne, SIOR, CCIM**

*Vice Chairman*

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

 **Newmark  
Knight Frank**

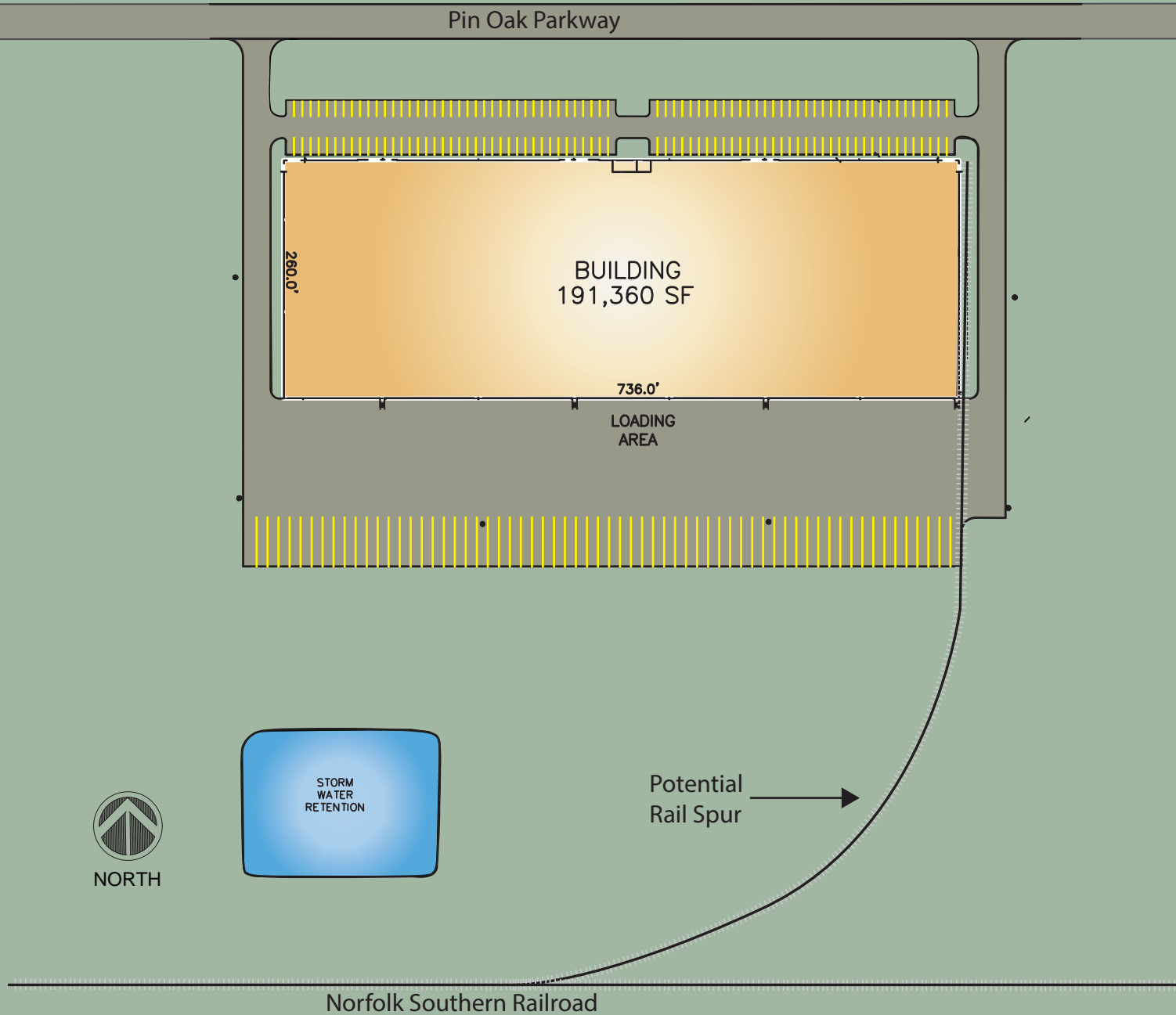
[terrycoyne.com](http://terrycoyne.com)

[ngkf.com](http://ngkf.com)

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Site Plan

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Location Maps & Key Demographics



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