



9,786 SF For Sale or Lease

17801 Sheldon Road
Middleburg Heights, OH

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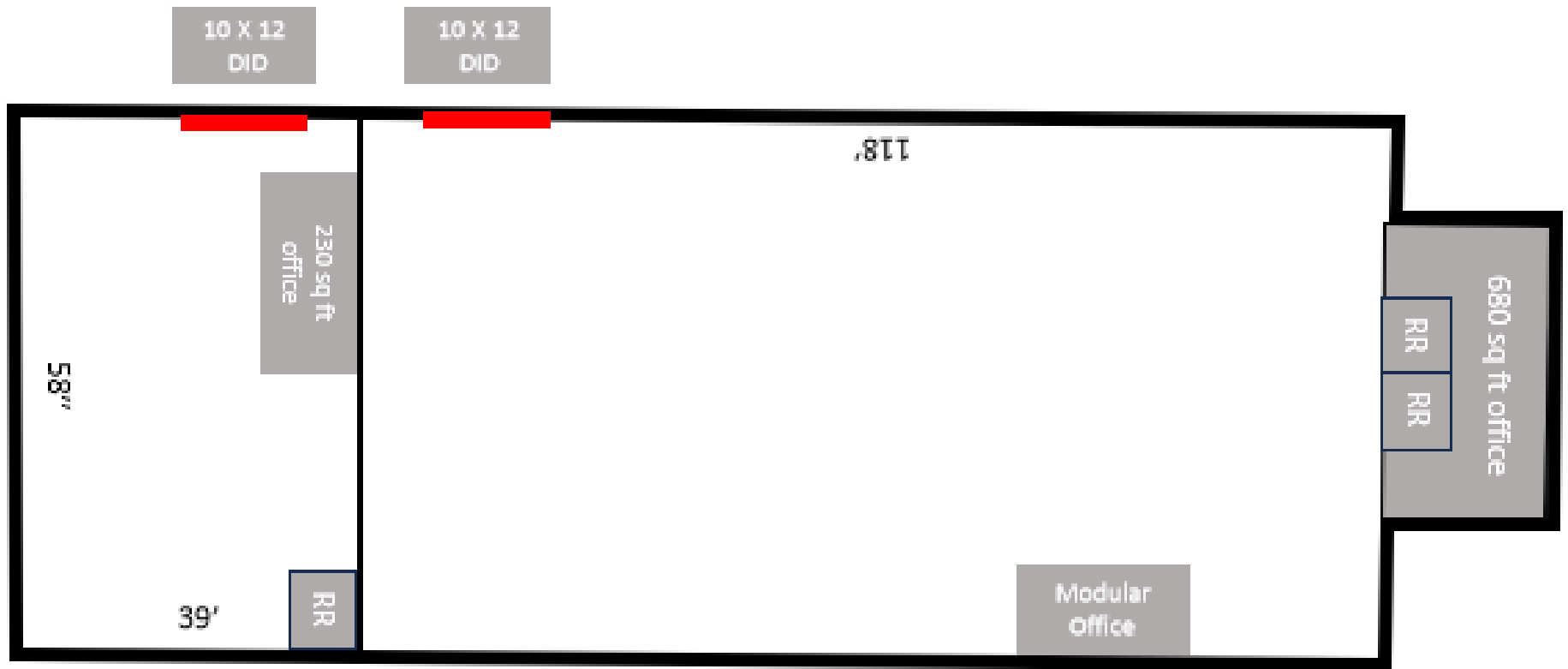
Property Specifications

- Two units totaling 9,786 SF For Sale or Lease (both available)
 - Unit A: 7,524 SF (6,844 SF shop, 680 SF office + modular shop office)
 - Unit B: 2,262 SF (2,032 SF shop, 230 SF office)
- 12.5' ceilings
- Each unit has a 10' x 12' drive in door
- Built in 1978
- Free span (no columns)
- 280v, 400a, 3p power
- Radiant heat
- New roof installed
- Site sits on +/- 2.0 acres with room for expansion and parking
- Zoned GB - General Business
- Easy access to I-71, I-480, and Cleveland Hopkins International Airport
- Current Taxes - \$12,186 (\$1.25/SF)
- Lease Rate: \$5.50/SF NNN
- Sale Price: \$650,000 (\$66.42 SF)

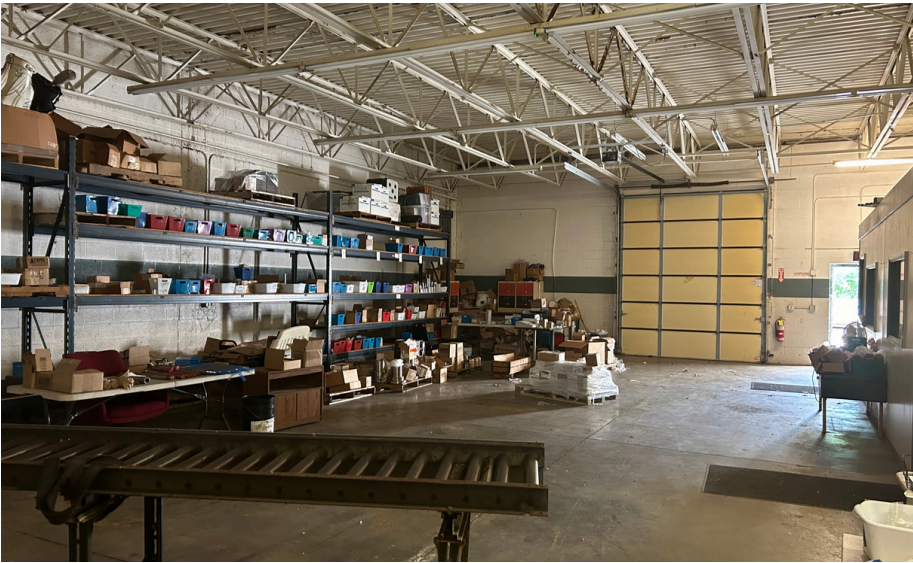


	1 mile	3 miles	5 miles
Total population	7,862	59,029	211,217
Daytime population	10,152	79,023	207,264
Daytime workers	6,280	50,236	108,159
Average HH income	\$82,247	\$86,619	\$91,656

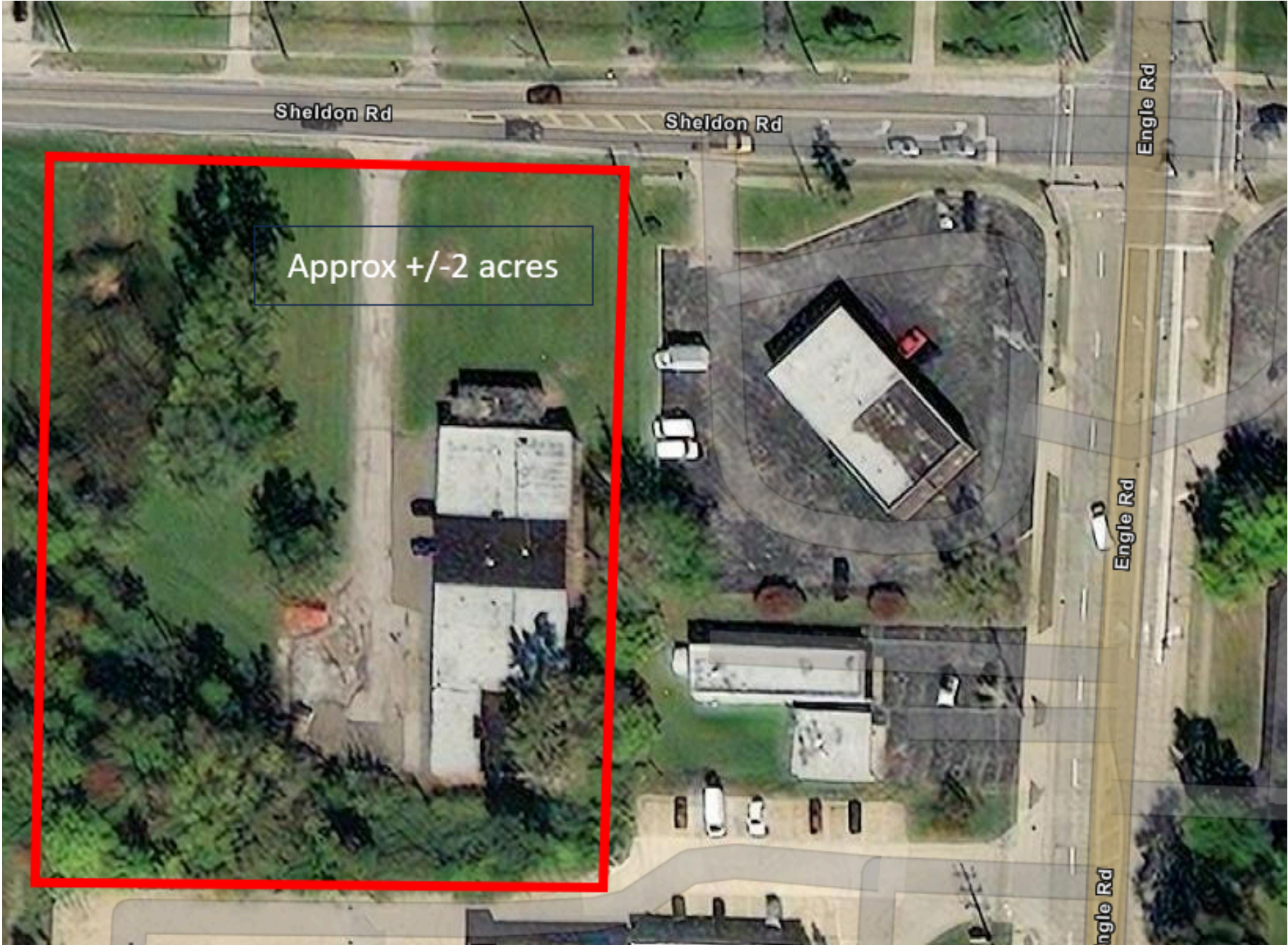
Floor Plan



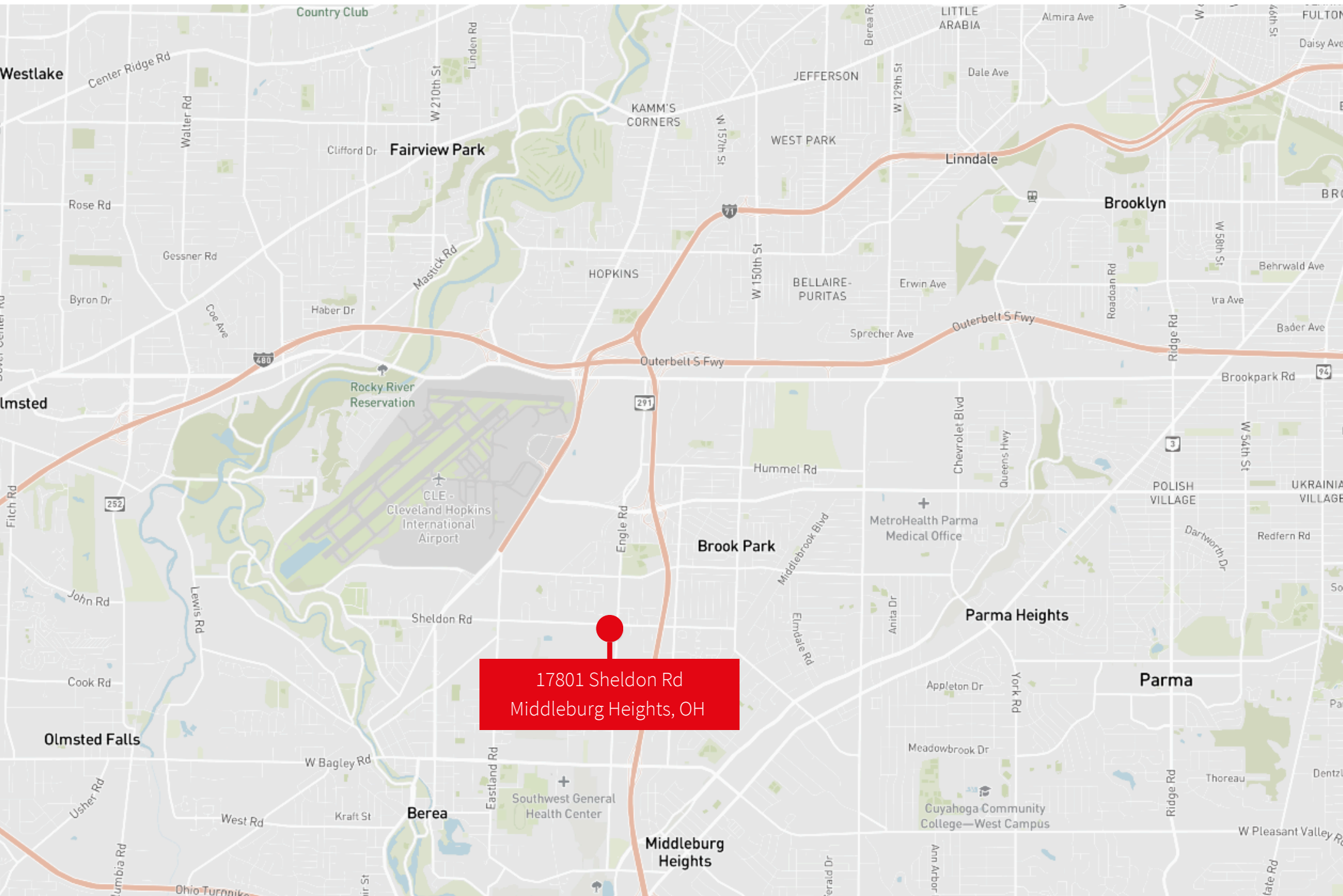
Photos



Property Aerial



Location Map



JLL

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