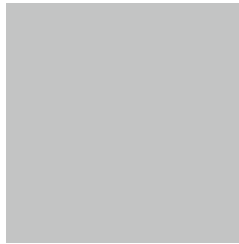




For Sale or Lease
9321 Ravenna Rd., Unit J
 Twinsburg, Ohio

Property Description

Available Space: 1,880 sq. ft. ±
Office: 1,880 sq. ft. ±
Year Built: 1998
Zoning: I-1 Intensive Commercial Light Industrial District
Ceiling Height: 9'
Electric Power: 120/240V/150A/3 PH
Security System: Yes
Roof: Paid for and maintained by condo association.



Well laid out office condo unit with two bullpen areas, conference room and kitchen area. Condo association fee covers building insurance, roof, exterior maintenance, water and sewer.

contact information
 Jeffrey A. Calig, CCIM x 210
 jcalig@naidaus.com
 David R. Hexter, SIOR x140
 dhexter@naidaus.com
 23240 Chagrin Blvd., Suite 250
 Cleveland, OH 44122
 www.naidaus.com
 tel 216 831 3310
 fax 216 831 9869



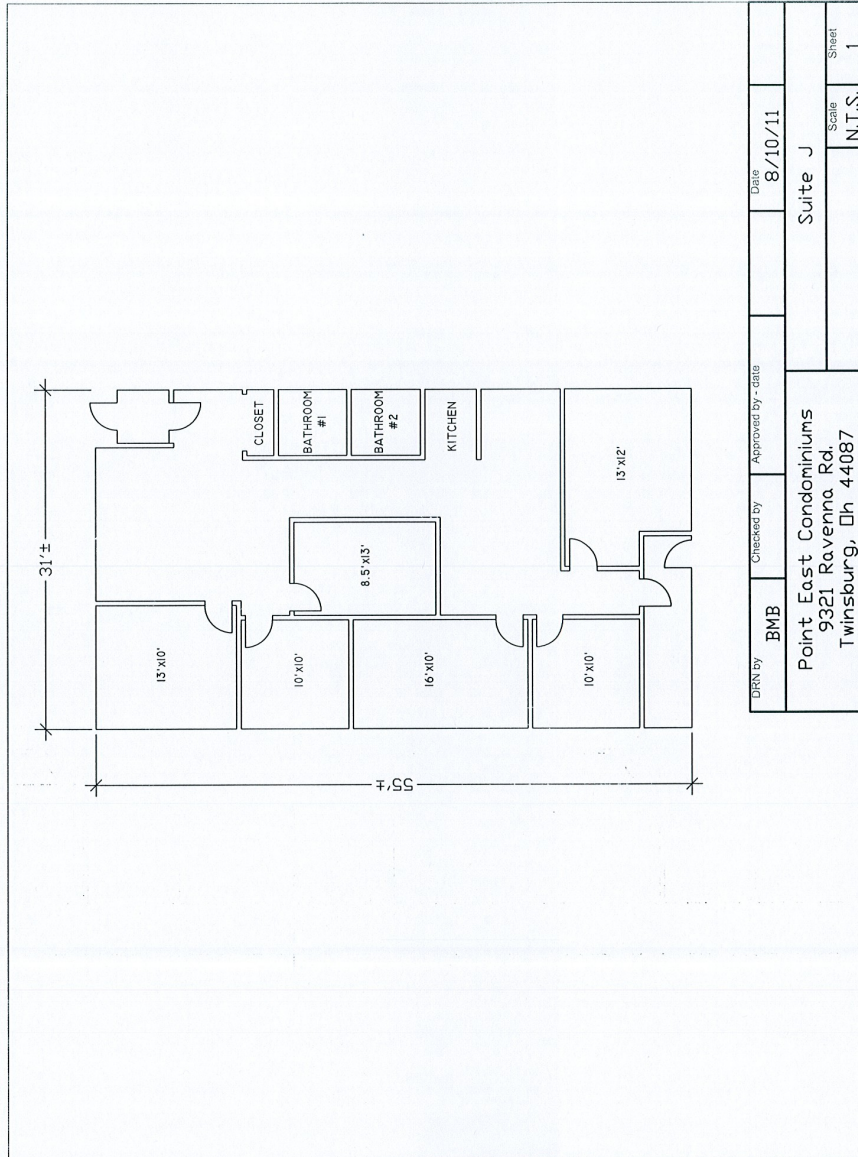
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9321 Ravenna Road, Unit J Floor Plan

Twinsburg, Ohio



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BUILDING INFORMATION SHEET

LOCATION: 9321 Ravenna Road, Unit J, Twinsburg, OH

SPACE AVAILABLE: 1,880 SF

OFFICE AREA: 1,880 SF

CONSTRUCTION: Split faced block

YEAR BUILT: 1998

ZONING: I -1 Intensive Commercial Light Industrial District

CEILING HEIGHT: 9'

LIGHTING: Fluorescent

ELECTRIC POWER: 120/240V/150A/3PH

PURCHASE PRICE: \$121,500

LEASE RATE: \$7.50/SF NNN

TAXES: \$2,818/year

SECURITY SYSTEM: Yes

ROOF: Paid for and maintained by condo association.

COMMENTS: Well laid out office condo unit with two bullpen areas, conference room and kitchen area. Condo association fee of \$1.50/sf covers building insurance, roof, exterior maintenance, water and sewer.

CONTACT:
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