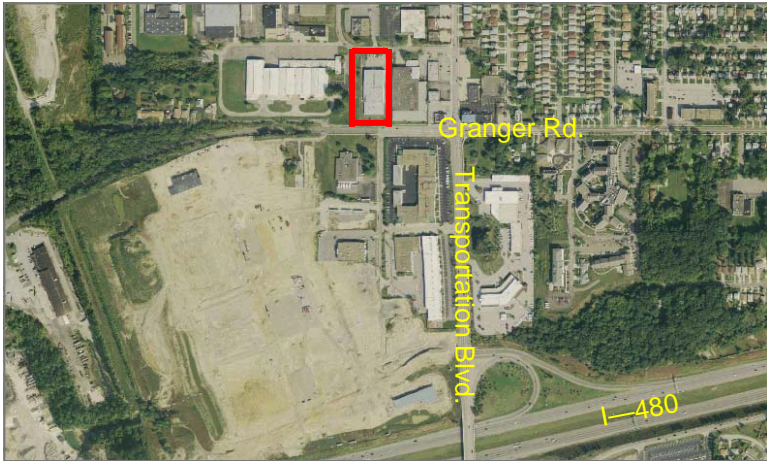




For Sale or Lease
9601 Granger Road
 Garfield Heights, Ohio



Property Description	
Building Size:	33,600 sq. ft. ±
Min Divisible:	12,000 sq. ft. ±
Warehouse:	28,850 sq. ft. ±
Office:	4,750 sq. ft. ±
Land Area:	2.01 acres ±
Year Built:	1961, 1968
Zoning:	U11B (Industrial Pk)
Clearance:	18'
Docks:	2 with levelers
Drive-In:	2 (12' x 16')
Cranes:	7—2 ton; 1—5 ton
Sprinklered:	Yes
Heat:	Co-Ray-Vac tube
Power:	240V/400+ amp

Great central location at Transportation Blvd. and I-480. Office recently remodeled with new flooring, windows, and paint. Large Mezzanine and numerous exhaust drops.

contact information
 Jeffrey A. Calig, CCIM x 210
 jcalig@naidaus.com
 David R. Hexter, SIOR x140
 dhexter@naidaus.com
 3401 Enterprise Pkw., #105
 Cleveland, OH 44122
 www.naidaus.com
 tel 216 831 3310
 fax 216 831 9869



Commercial Real Estate Services, Worldwide.

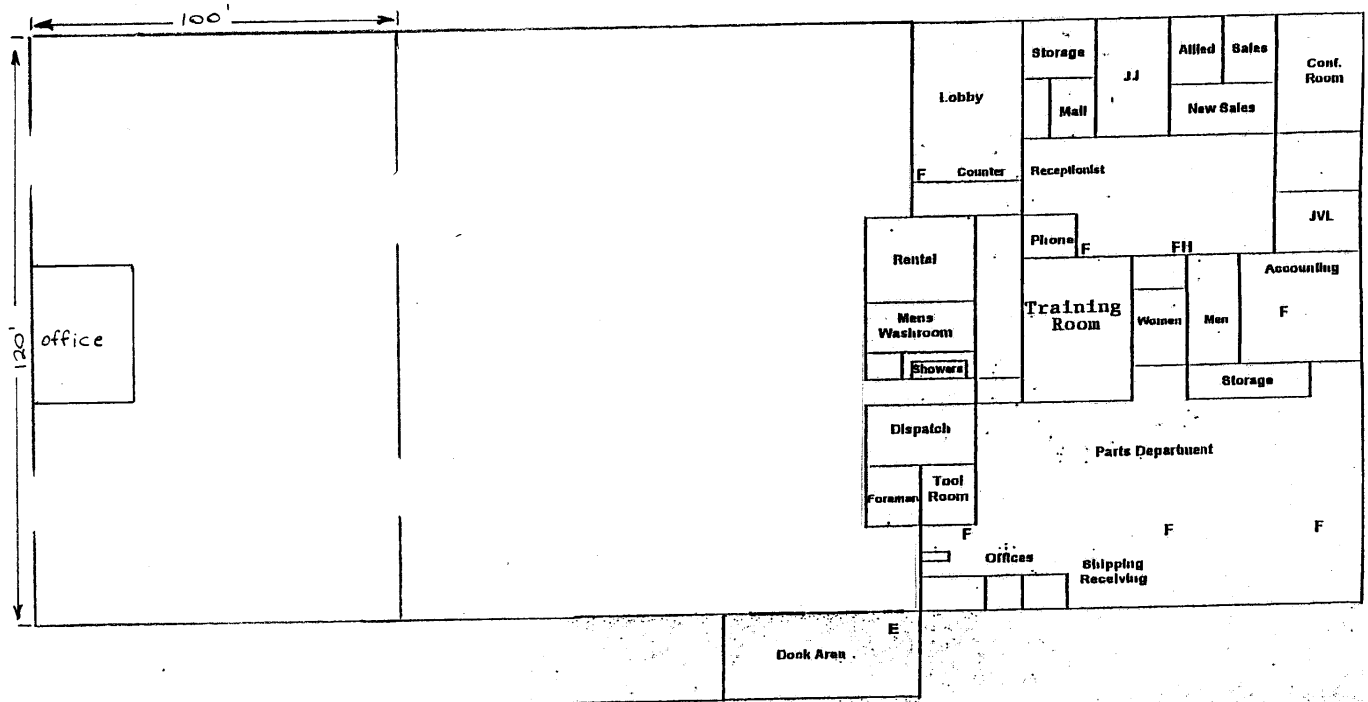
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9601 Granger Road

Garfield Heights, Ohio

Floor Plan



Not to scale

Industrial For Sale or Lease

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BUILDING INFORMATION SHEET

LOCATION: 9601 Granger Road, Garfield Heights, Ohio

SPACE AVAILABLE: 33,600 sq. ft.

WAREHOUSE AREA: 28,850 sq. ft.

OFFICE AREA: 4,750 sq. ft.

MINIMUM DIVISIBLE: 12,000 sq. ft.

CONSTRUCTION: Brick, block, metal

YEAR BUILT: 1961, 1968

LAND AREA: 2.01 acres

ZONING: U11B (Industrial Park)

CEILING HEIGHT: 18' clear

TRUCK DOCKS: Two with levelers

DRIVE-IN DOORS: Two (12' x 16')

CRANES: Seven 2 ton and one 5 ton

FLOORS: Concrete

PARKING: Ample

SPRINKLERED: Yes

HEAT: Gordan-Ray-Vac tube style (2 years old)

LIGHTING: Fluorescent

ELECTRIC POWER: 240V/400+ amp

PURCHASE PRICE: \$1,270,000.00

RENTAL RATE: \$4.50/sf NNN

TAXES: \$22,200/year

SECURITY SYSTEM: Yes

FLOOR DRAINS: Yes with oil separator

ROOF: Office: replaced two years ago, warehouse: well maintained.

COMMENTS: Great central location at Transportation Blvd., and I-480. Office recently remodeled with new flooring, windows, and paint. Large mezzanine and numerous exhaust drops.

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