

INDUSTRIAL FOR LEASE SNOWVILLE ASSOCIATES II

8030 & 8040 Brecksville Road, Brecksville, OH 44141



OFFERING SUMMARY

Lease Rate:	\$7 SF/yr (NNN)
Available SF:	5,000 SF or 10,000 SF Combined
Suites Available:	8030 & 8040
Office/Warehouse:	850/4,150 SF (8030) 700/4,300 SF (8040)
Loading:	3 Dock Door Total 1 Dock at 8030 2 Docks at 8040
Market:	South

SPACE OVERVIEW

The Property offers two adjacent suites, 8030 and 8040 Snowville Road, each containing 5,000 SF. The suites may be leased individually or combined for a total of 10,000 SF.

Suite 8030 includes approximately 850 SF of office space and 4,150 SF of warehouse space and features one dock-high loading door.

Suite 8040 includes approximately 700 SF of office space and 4,300 SF of warehouse space and features two dock-high loading doors.

Located just minutes from the Miller Road interchange at I-77, the Property offers excellent access to I-77 and I-80 (Ohio Turnpike), providing outstanding regional connectivity. The Property is also within minutes of the new Valor Acres mixed-use development.

PROPERTY HIGHLIGHTS

- Masonry Construction
- Ample Parking
- Professional Property Management

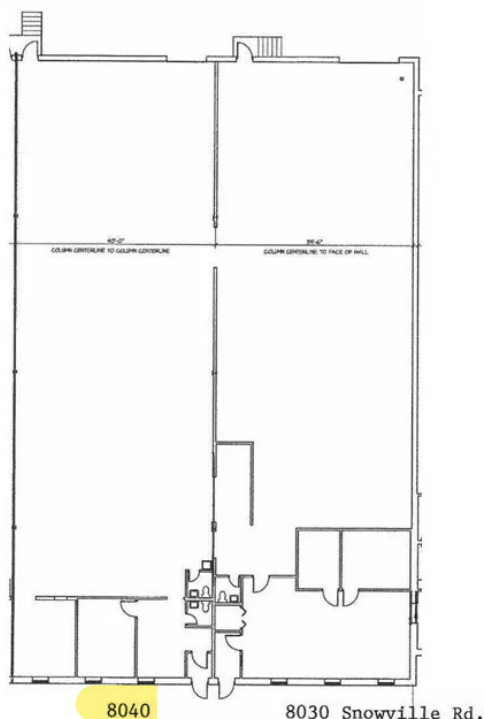
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LEE CLEVELAND



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	\$7 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
8030 Snowville	Available	5,000 SF	NNN	\$7.00 SF/yr
8040 Snowville	Available	5,000 SF	NNN	\$7.00 SF/yr

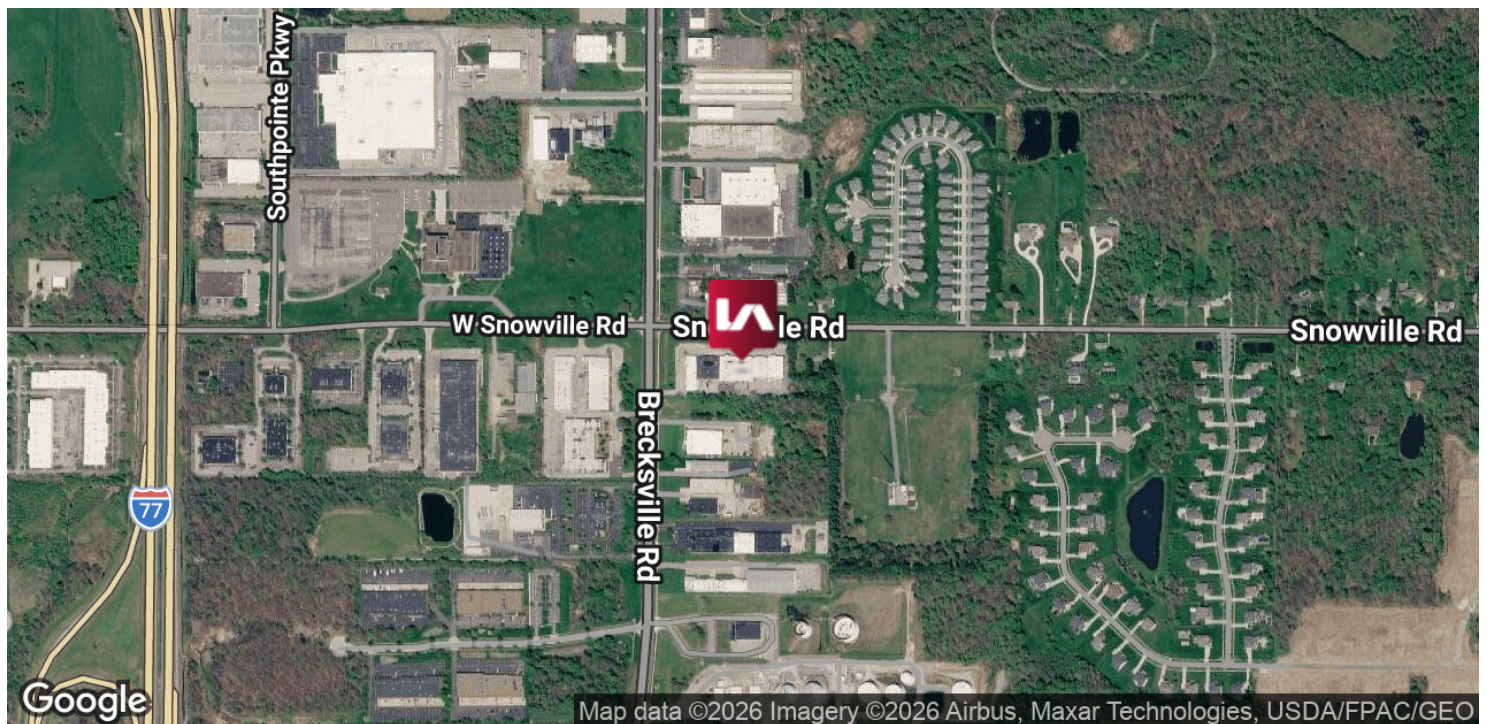
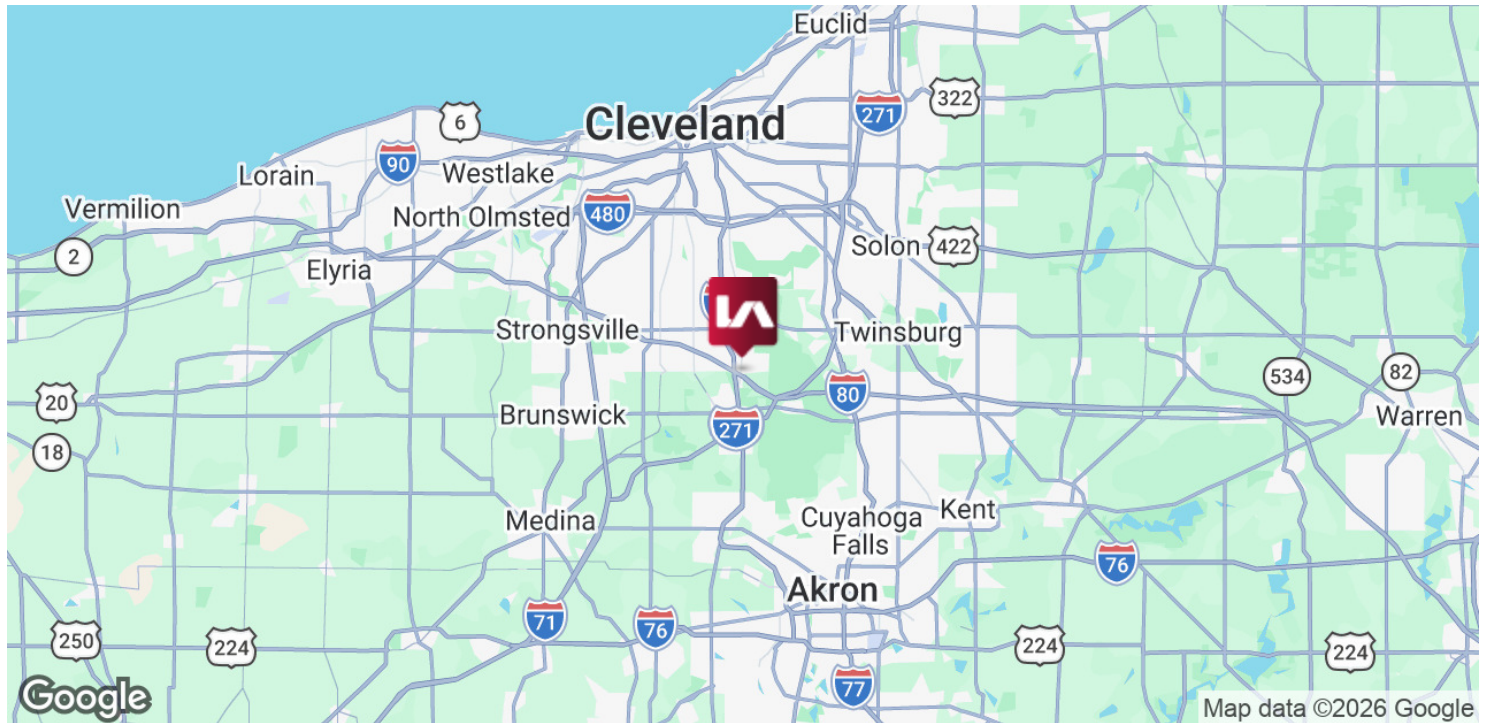
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