



## OVERVIEW

Very well located industrial space for lease. Located very close to the 480/271 intersection. The planned new Amazon Fulfillment center nearby. Space consists of 8,000 square feet total of which 1,600 is office. One drive in door (12x14.5) and one drive in interior Dock. Building has 480/200 three phase power. Outdoor storage may be available. Great location and very reasonable lease rates.

## SUITES

Suite C - 8,000 SF-  
\$4.50 PSFPY or \$3,000/Month (Gross)



### Lease Rate:

\$3,000/Month (Gross)



### Available SF:

8,000 SF



### Building Size:

32,000 SF



### Zoning:

Industrial

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**John Christoff**

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# 20905 AURORA ROAD

Warrensville Heights, OH 44146



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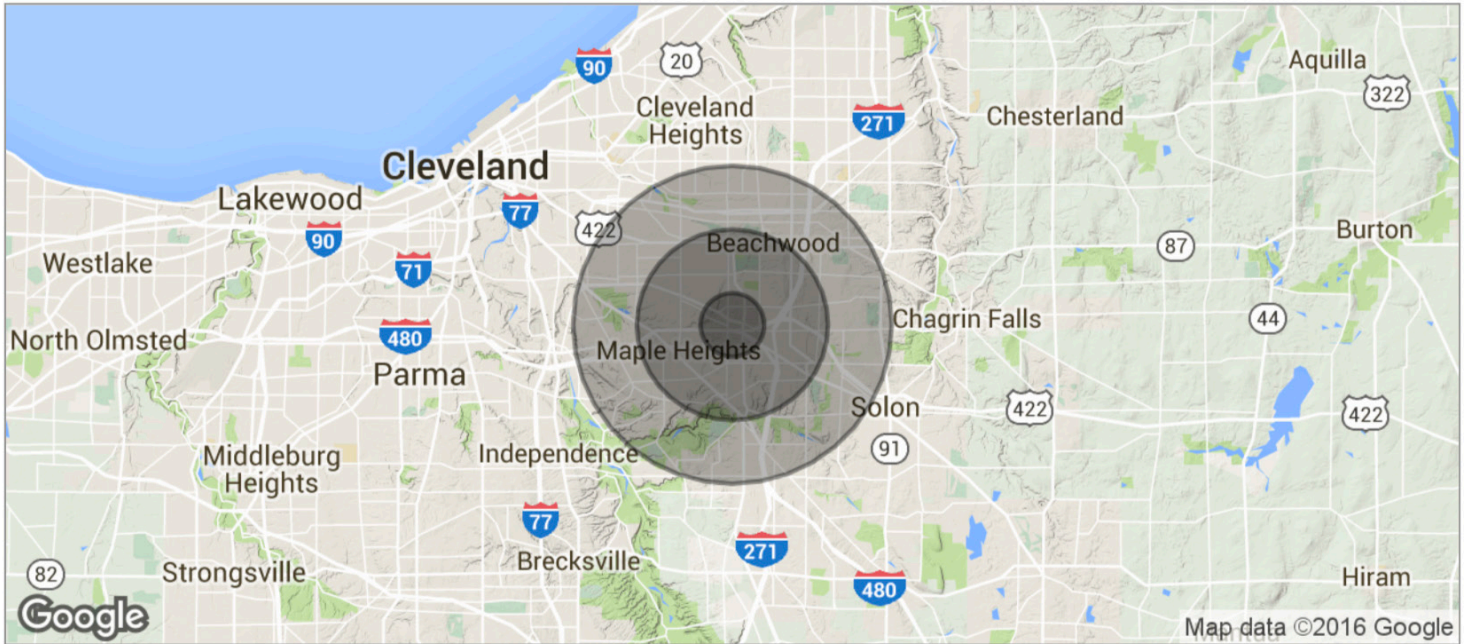
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	9,588	90,639	235,340
MEDIAN AGE	39.5	41.1	40.0
MEDIAN AGE (MALE)	33.3	36.7	37.1
MEDIAN AGE (FEMALE)	42.5	43.2	41.7

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	3,980	38,551	96,054
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$42,606	\$50,451	\$64,269
AVERAGE HOUSE VALUE	\$106,873	\$128,712	\$177,547

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