



# 11792 ALAMEDA DRIVE

STRONGSVILLE, OHIO



AVAILABLE FOR SUBLEASE

## For more information, please contact:

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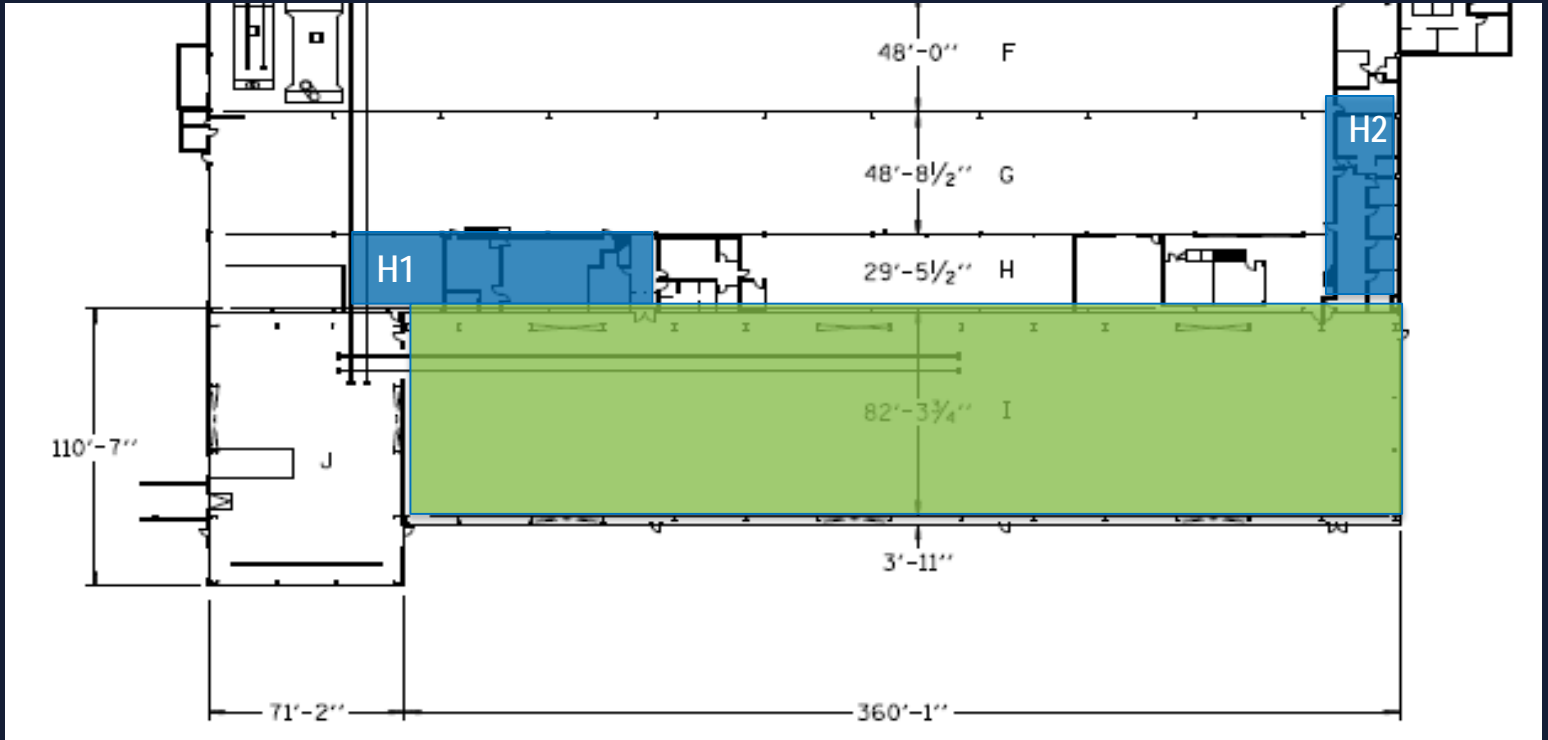
### Building:

- Facility Size: 243,188 s.f.
- Shop Available: 30,960 s.f.
- Office area: To- suit
- Year built 1969 & 2005

### Site:

- Land Size 14.06 acres
- Use: Manufacturing/Assembly
- Zoning: Light Industrial

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	Total size (s.f.)	Ceiling height	Cranes	Loading doors	Notes
H1 H2 (Office)	To-suit	20'	n/a	n/a	H1- Office & restrooms: 29.5' x 50' = 1,475 s.f. H2- To-suit
I	30,960	33' clear/22' under hook	40T/14T 14T	To be constructed	Electric separately metered

**Benefits:**

- Centrally located, mature industrial parkway
- Super access to I-71, I-480 and Ohio Turnpike
- Excellent business supportive community
- Awesome power – ideal for heavy use and industrial manufacturing
- Multiple cranes throughout

**Features:**

- Clear Height: 22' under hook, 35' clear
- Crane (2) 14T – and 40 Ton with 14 axillary
- Truck Docks: 1
- Drive-ins: 4 (Including Drive Through Bay)
- 800 AMP/480V/3 Phase Power
- Sprinkler System: Wet
- 200+ parking spaces

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Population:	1 Mile	3 Miles	5 Miles
2015 Total Population:	6,702	47,734	124,595
2020 Population:	6,667	47,419	123,977
Pop Growth 2015-2020:	(0.52%)	(0.66%)	(0.50%)
Average Age:	44.80	41.90	41.50

Public data	Lease rate
2013 Taxes: \$145,261 (\$.59/sf)	\$4.50 / s.f. Triple Net Warehouse
PP# 392-18-008	\$7.00 / s.f. Triple Net Office





Collection Street	Cross Street	Cross St. Dist/Dir	Traffic Volume	Count Year	Dist. from Subject	Type
Prospect Road	Albion Road	0.02 N	15,157	2014	0.40	MPSI
Prospect Road	Albion Road	0.02 S	14,558	2014	0.43	MPSI
Prospect Road	Westwood Drive	0.07 S	12,677	2014	0.49	MPSI
Prospect Road	Westwood Drive	0.07 N	13,192	2014	0.61	MPSI

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