



**For Sale or Lease**  
**7277 Northfield Rd.**  
 Walton Hills, Ohio



**8 bay truck/trailer service facility. Large fenced yard. Covered outside storage. Good exposure and highway access. Month to month tenant in rear 13,834 sq. ft. will sign long term lease or can vacate.**



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

#### Property Description

<b>Building Size:</b>	24,800 sq. ft. ±
<b>Space Available:</b>	10,966—24,800 sf ±
<b>Warehouse:</b>	7,391 - 21,225 sf ±
<b>Office:</b>	3,575 sq. ft. ±
<b>Min Divisible:</b>	10,966 sf ±
<b>Year Built:</b>	1956, reconstructed 2003
<b>Land:</b>	3.01 acres
<b>Zoning:</b>	Industrial
<b>Ceiling Height:</b>	18' clear
<b>Docks:</b>	2 with levelers
<b>Drive-in Doors:</b>	Eight (14')
<b>Parking:</b>	41 car
<b>Sprinklered:</b>	Yes
<b>Power:</b>	240V/600 amp/ 3 Phase

#### contact information

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## BUILDING INFORMATION SHEET

**LOCATION:** 7277 Northfield Road, Walton Hills, Ohio  
**SPACE AVAILABLE:** 10,966 - 24,800 sf  
**WAREHOUSE AREA:** 7,391 - 21,225 sf  
**OFFICE AREA:** 3,575 sf  
**MINIMUM DIVISIBLE:** 10,966 sf  
**CONSTRUCTION:** Masonry/ Metal  
**YEAR BUILT:** 1956, reconstructed in 2003  
**LAND AREA:** 3.01 acres  
**ZONING:** Industrial  
**CEILING HEIGHT:** 18' clear  
**DOCKS:** Two with levelers  
**DRIVE-IN DOORS:** Eight (14')  
**FLOORS:** Concrete  
**PARKING:** 41 car  
**SPRINKLERED:** Yes, suitable for class 3 storage  
**HEAT:** Co-ray-vac, gas  
**LIGHTING:** Metal halide  
**ELECTRIC POWER:** 240 volt/600 amp/3 phase  
**LAST USE:** Truck/trailer service facility and office  
**PURCHASE PRICE:** \$1,495,000  
**RENTAL RATE:** \$5.95/sf NNN  
**TAXES:** \$20,753/year  
**SECURITY SYSTEM:** Yes  
**FLOOR DRAINS:** Yes  
**ROOF:** Built up (2003)  
**COMMENTS:** 8 bay truck/trailer service facility. Large fenced yard. Covered outside storage. Good exposure and highway access. Month to month in rear 13,834 sq. ft. will sign long term lease or can vacate.

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