

## Available For Lease (Divisible)



4922 East 49th Street | Cuyahoga Heights, Ohio | Former Gallo Displays Corporate HQ

### PROPERTY HIGHLIGHTS

- 98,000 +/- SF Available of Warehouse Space
- Located on 22 Acres
- Clear Height: 22'
- 4 Docks, 2 Drive-in Doors
- Power: 3 Phase / 480 / 2000 Amps, Primary Voltage-13,200. 750 KVA 3-Phase Transformer On Site
- Power Distributed in 4 Sections of the Building
- Built in 1954 and Renovated in 2002
- Abundant Parking Area, Fenced Yard
- Roof: Good Condition, Under 10 Years Old
- Lowest Real Estate Tax in Cuyahoga County
- Offices Will Be Built to Tenant Specifications
- At I-77 & I-480 Exchange, Excellent Highway Access



For more information, please contact:

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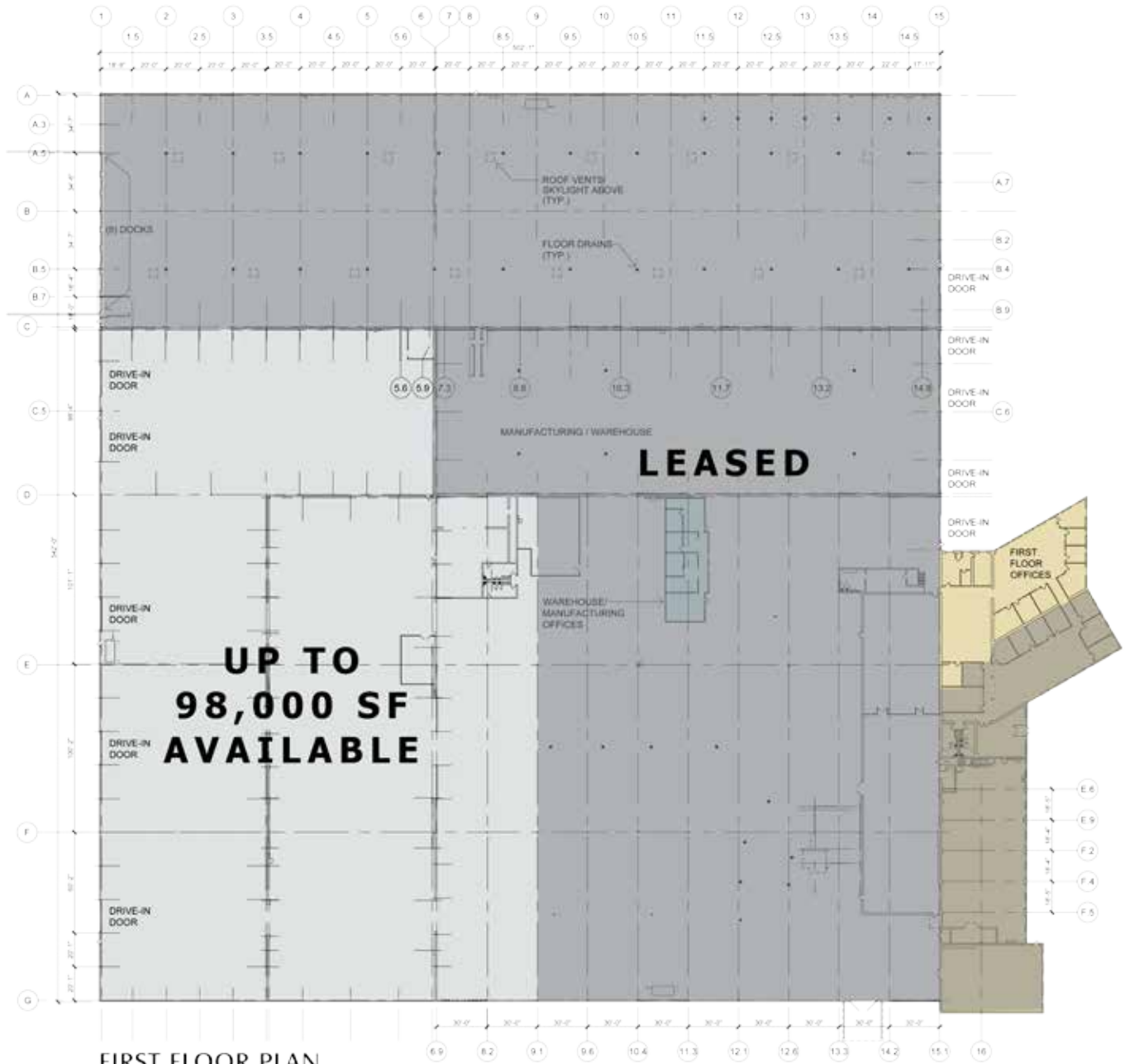
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# 4922 East 49th Street, Cuyahoga Heights, Ohio



**FIRST FLOOR PLAN**

NOTE: DRAWING IS BASED ON FIELD MEASURED DIMENSIONS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED FOR ALL CRITICAL DIMENSIONS AND CONDITIONS FOR FUTURE PLANNING AND ALTERATIONS.