



**6800 Grant Ave.
Cleveland, OH 44125**

AVAILABLE



OVERVIEW

- Available: +/- 82,000 SF
- Warehouse: +/- 68,694 SF
- (6) Docks, (2) Drive-ins
- Clear Height: 9' – 34'
- Power: 277/480 3 phase
- Updated HVAC
- High efficiency lights with occupancy sensors
- Office: +/- 13,862 SF
- Remodeled modern office spaces with sustainable finishes
- Multiple conference rooms
- Showers and locker rooms with fitness center
- Located immediately off I-77
- 2 miles from the I-77 & I-480 split
- Low property taxes
- Available Q4 2023
- Rental Rate: \$3.65/SF NNN



PREMIER
Development Partners

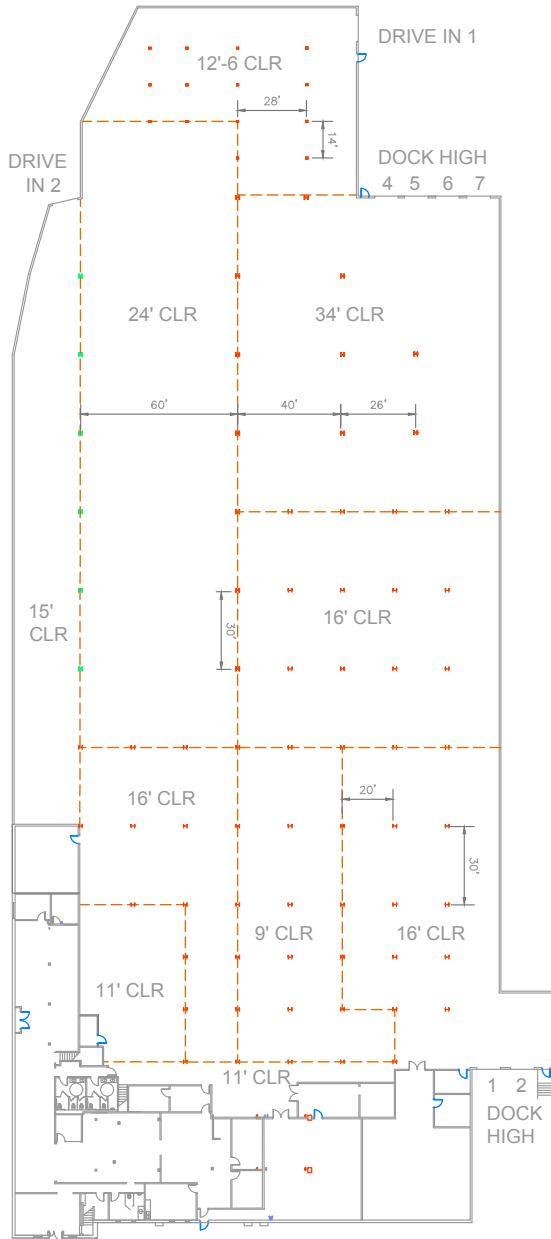


**FOR MORE INFORMATION,
PLEASE CONTACT:**

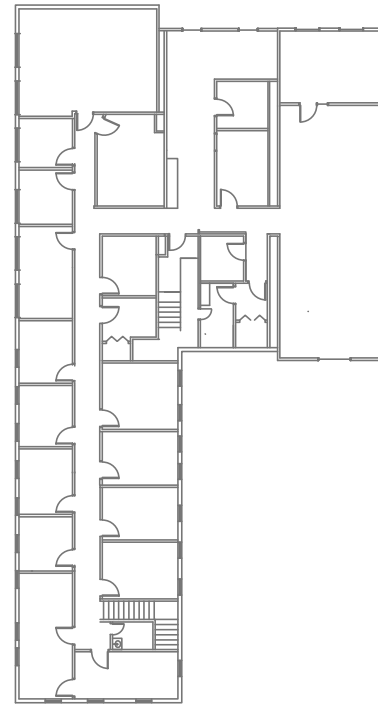
Brian Lenahan | 216.469.6423
brian@premierdevelop.com

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FLOOR PLAN



1st Floor Plan



2nd Floor Plan