

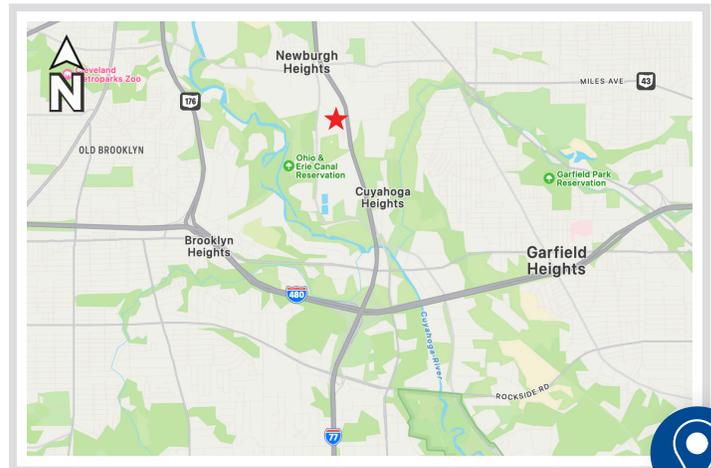


**6551 Grant Avenue  
Cuyahoga Heights, OH 44125**

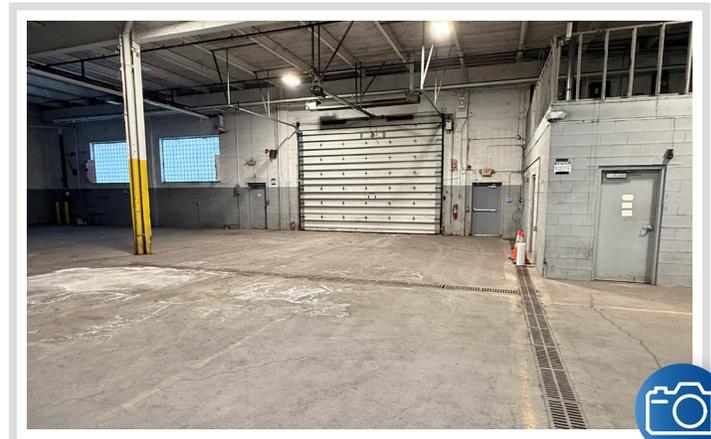
**AVAILABLE**

## OVERVIEW

- Available Area: ±33,570 SF  
Office: ±1,000 SF  
Warehouse: ±32,570 SF
- Loading: 4 Docks | 2 Drive-In Doors
- Clear Height: 18'-24'
- Sprinklered: Yes
- Power: (2) 400amp 480v 3ph  
(1) 200amp 480v 3ph  
(1) 100amp 120-240v
- Lighting: T5 High Output
- Trailer Parking Available
- Excellent Freeway Access: Centrally Located between I-480 and Downtown Cleveland  
.04 Miles to I-77 | 2.2 Miles to I-480  
3.1 Miles to I-490/ I-90 | 4.9 Miles to I-71
- Rental Rate: \$6.15/SF Net



 **PREMIER**  
Development Partners



### FOR MORE INFORMATION, PLEASE CONTACT:

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*Information provided is obtained from sources deemed to be reliable, but is not guaranteed.*



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# FLOOR PLAN

