

# OFFICE/WAREHOUSE FOR LEASE BRUNSWICK OH



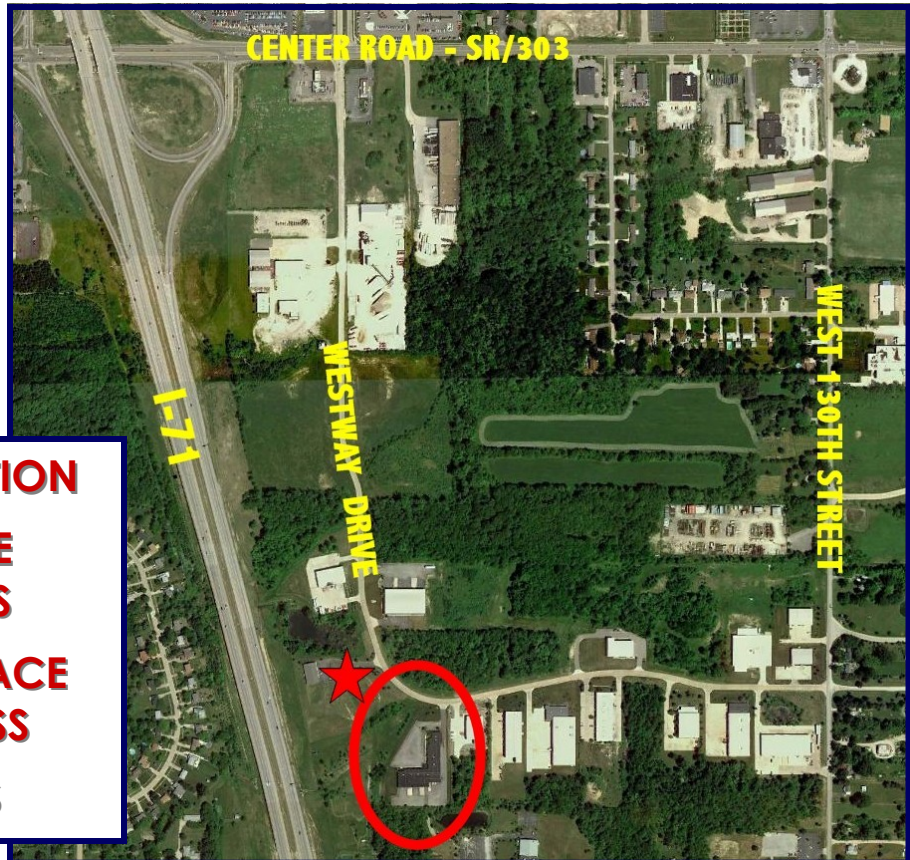
## BRUNSWICK SOUTH BUSINESS PARK 2950 WESTWAY DRIVE · BRUNSWICK OH

**Zoning:** Light Industrial  
**Building Size:** 27,900 SF  
**Available Space:** Square Footage  
**Unit 101:** 6,000 SF: 3,300 SF Office, 2,700 SF Warehouse  
**Unit 111:** 2,400 SF: 880 SF Office, 1,520 SF Warehouse  
**Ceiling Height:** 14' Warehouse  
**Year Built:** 1999  
**Grade Level Doors:** 1(10' x 12')  
**Type of Heat:** Gas FHA & Reznor  
**Air Conditioned:** Office  
**Voltage:** 208  
**Ampere:** 200, 3 Phase  
**Signage:** Ground & Door  
**Parking Spaces:** 40  
**Nearest Interchange:** I-71/SR-303 - 1/2 Mile

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# OFFICE/WAREHOUSE FOR LEASE



## LEASE INFORMATION

**OFFICE SPACE  
\$11/SF GROSS**

**WAREHOUSE SPACE  
\$5.50/SF GROSS**

**PLUS UTILITIES**

- *Very high traffic location near I-71*
- *Easy access to all of Northeast Ohio*
- *Modern, well-maintained property*
- *Gross rent, no CAM*
- *Good combinations of office and warehouse*
- *Unit 101: Reception area, lunch room, large conference room, two restrooms and multiple private offices, & grade level door*
- *Unit 111: Reception area, two private offices, large conference room, and two restrooms, & grade level door*



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