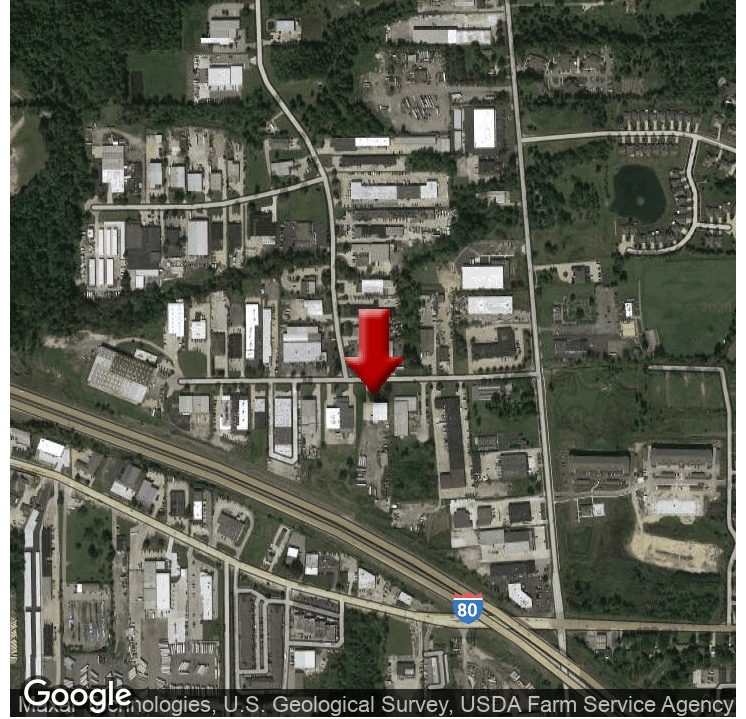


YORK ALPHA - NORTH ROYALTON

9621 York Alpha Dr, North Royalton, OH 44133



OFFERING SUMMARY

AVAILABLE SF:	500 SF - 1,200 SF
LEASE RATE:	\$9.95 - 14.95 SF/yr (Gross)
LOT SIZE:	6.2 Acres
YEAR BUILT:	1975
BUILDING SIZE:	12,800 SF
ZONING:	Industrial

PROPERTY OVERVIEW

This is for office space (2nd floor - 1200 sf) and outside storage for 6 semi's. Offices are fully furnished and is included in the lease price. Great location for trucking company/ dispatch!! Lots on phone/ cable - Cat 5 outlets and building has fiber available. Close highways including I71, I77, Turnpike and I271. Open floor plan with separate men's and women's baths with shower in each !! Includes a kitchen area and also furniture is included !! Could be leased several ways office only, office - some outdoor storage (6 semis) or just outdoor storage. Could have as many as 18 semi's(maybe more) in the lot with plenty of room to turn around as well! See other two MLS listings 4080772 & 4080774 for possible other ways property could be leased.

KW COMMERCIAL
2425 Medina Road
Medina, OH 44256

ROGER NAIR
Commercial Director
O: 330.350.0016
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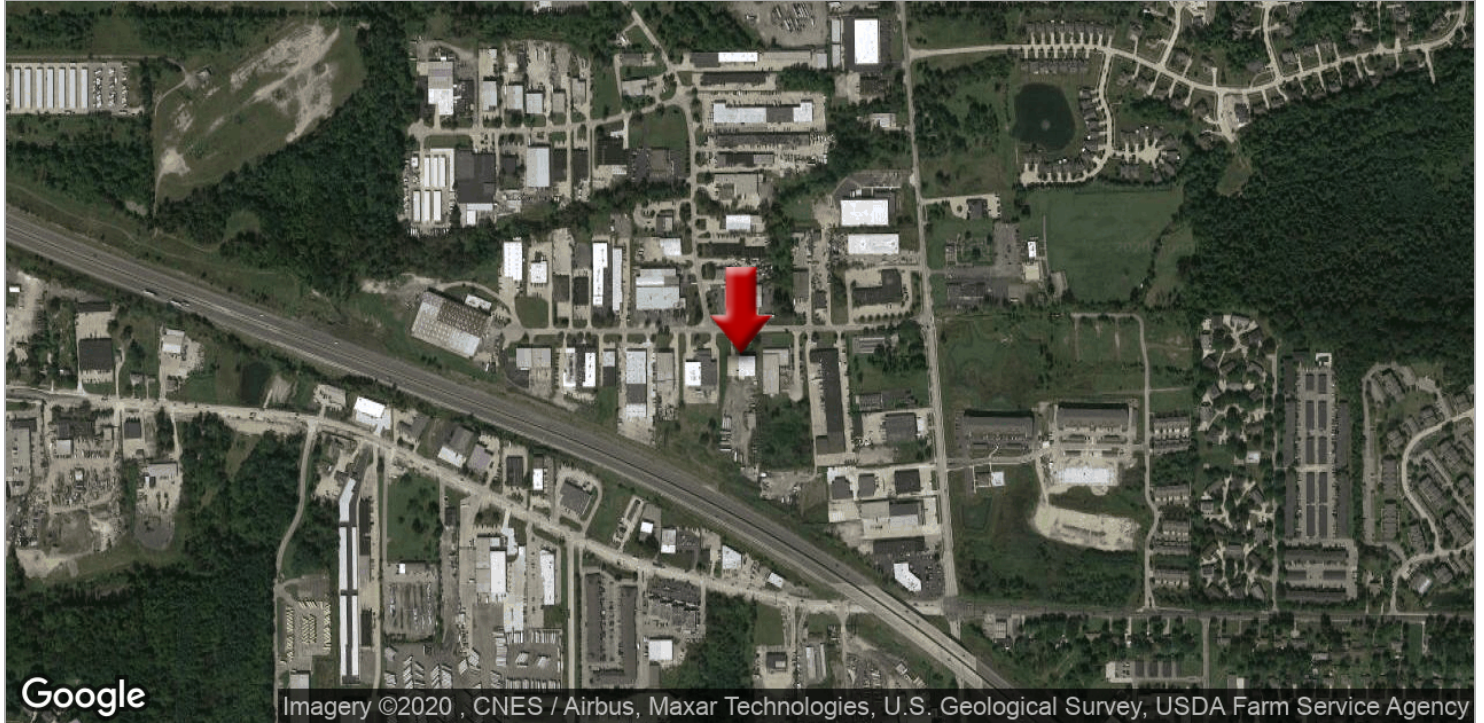
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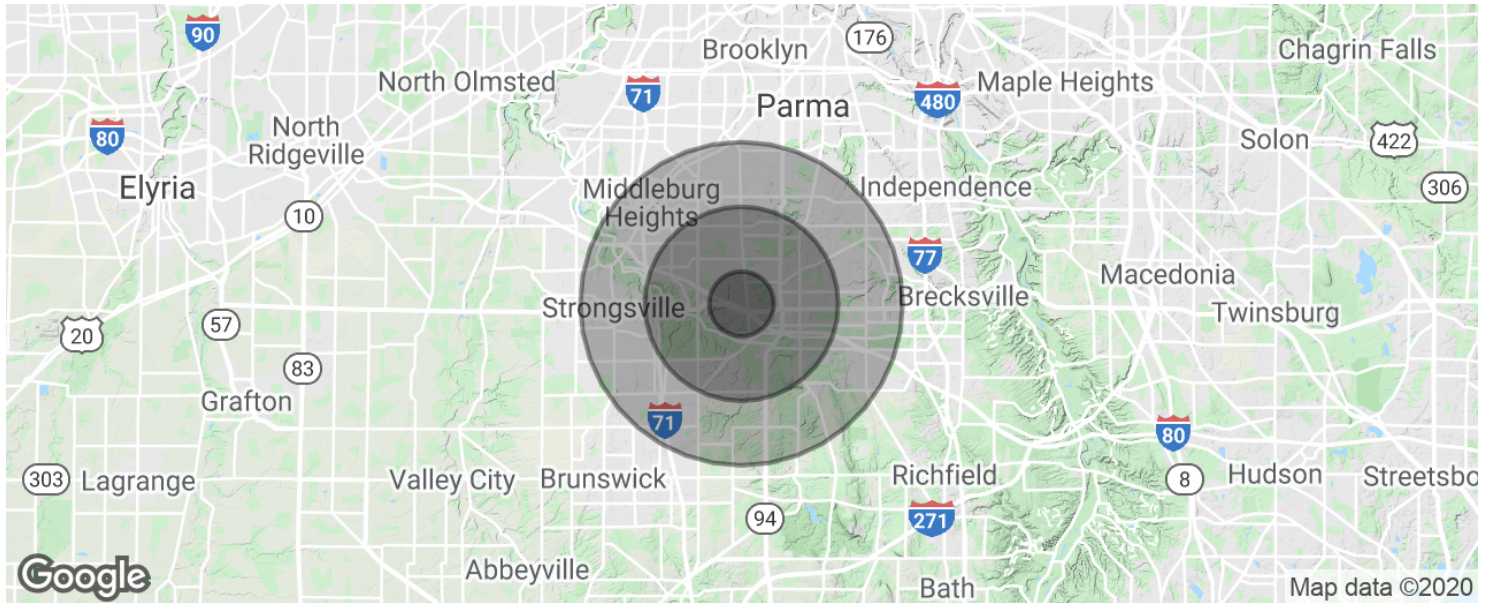
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,854	42,096	139,557
Median age	42.6	43.5	42.8
Median age (Male)	41.8	41.9	40.8
Median age (Female)	44.3	45.3	44.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,118	17,366	57,114
# of persons per HH	2.3	2.4	2.4
Average HH income	\$71,404	\$76,317	\$72,338
Average house value	\$204,073	\$216,233	\$197,095

** Demographic data derived from 2010 US Census*

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