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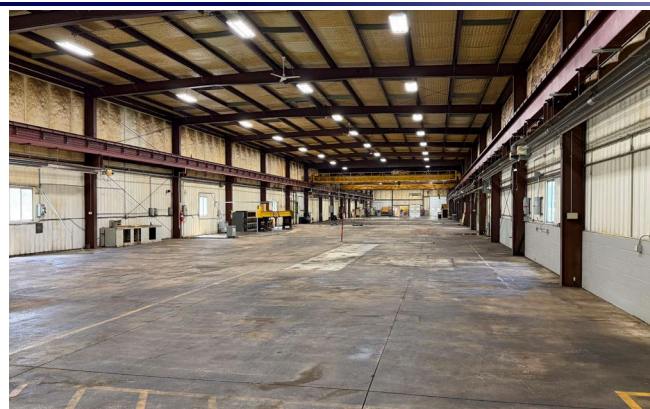
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FOR SALE OR FOR LEASE

16959 Munn Rd
Chagrin Falls, OH

38,388 SF Industrial property available



Executive Summary

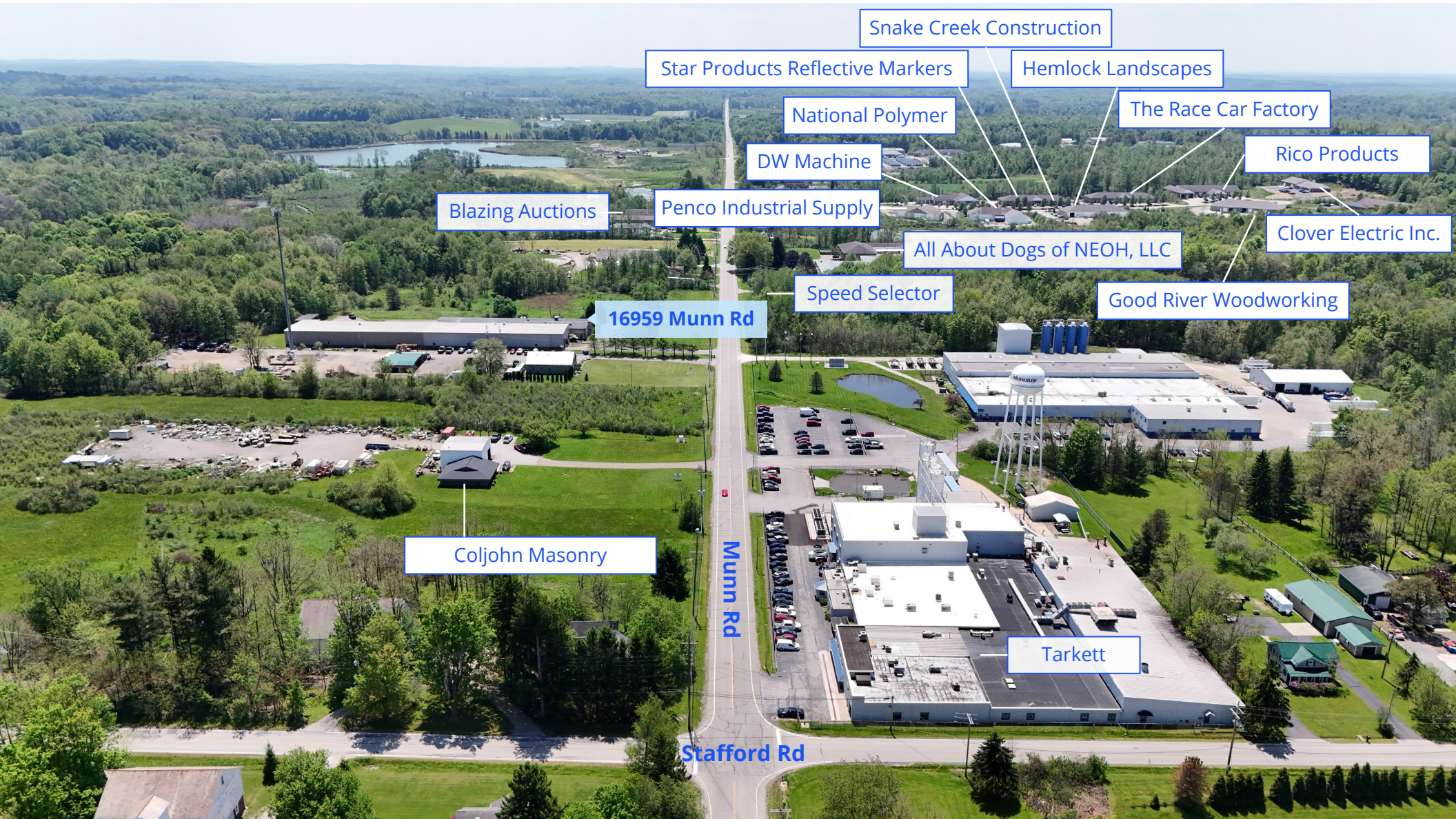
Address:	16959 Munn Rd
City, State Zip:	Chagrin Falls, OH 44023
County:	Geauga
Parcel #'s:	01-074030; 01-118658
Acres:	8.62
Taxes:	\$33,955.78
Zoning:	I-1: General Industrial
Total SF:	38,388
Year Built:	1978 (reno. 2008)
Clear Height:	12'-20'9"
Cranes:	Two (2) 15 Ton Overhead Cranes
Docks:	8'x8' (w/ pit leveler)
Drive-Ins:	2 (12'x14'); 1 (10'x10'); 1 (9'x10'); 1 (8'x8')
Column Spacing:	N/A
Power:	800 Amps 480V 3 Phase / 100 Amps 120V
Office HVAC:	100%
Warehouse Heat:	Gas-fired radiant heat.
Sprinklers:	None
Roof:	Original
Lighting:	LED



Property Aerial – Parcel Outline



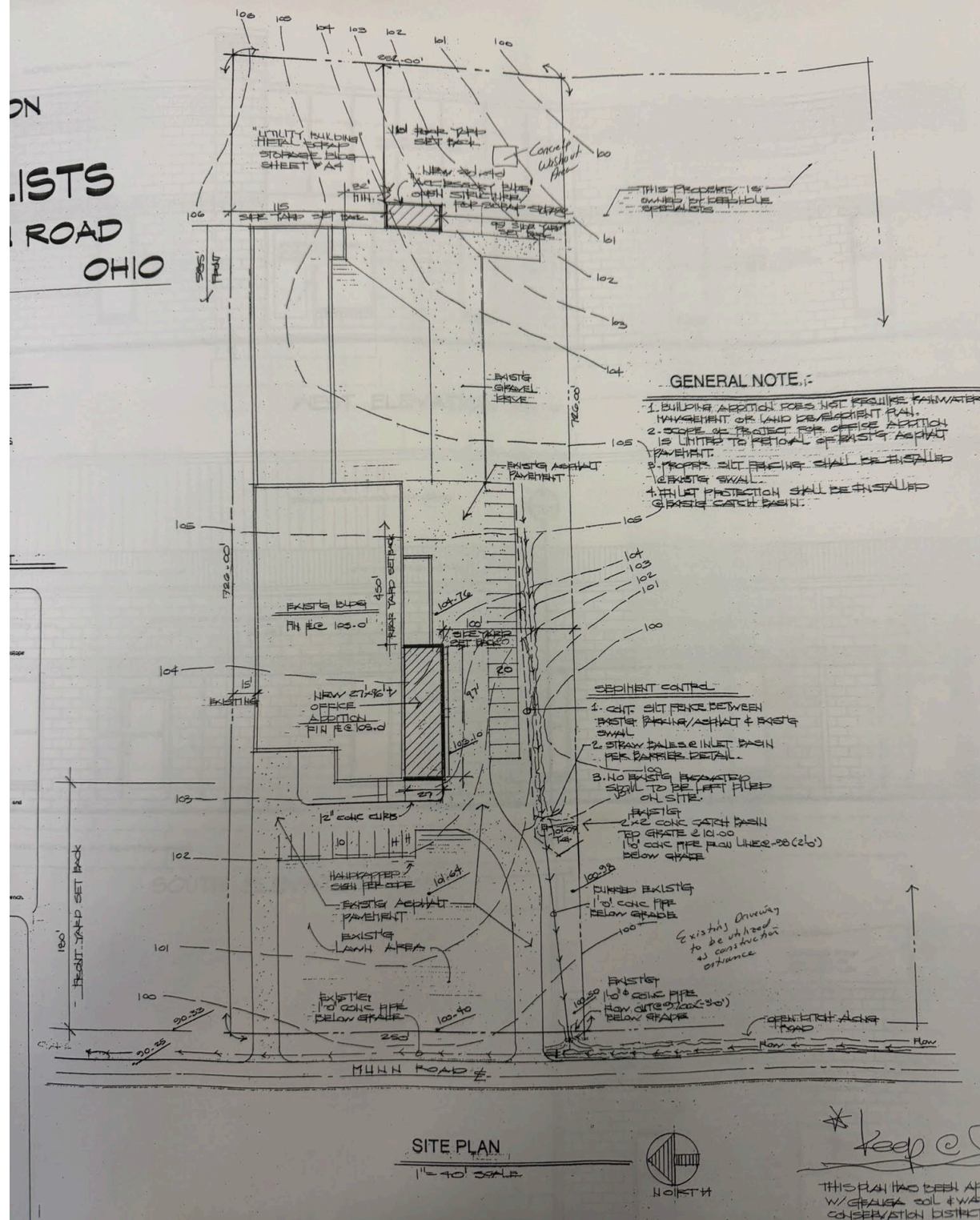
Market Overview



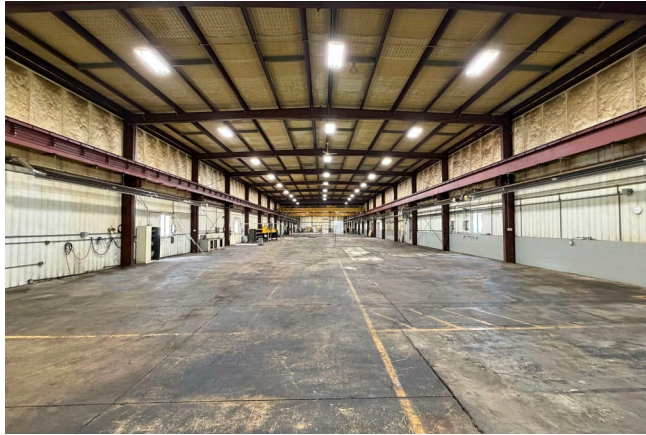
38,388 SF

ON

ISTS
ROAD
OHIO



Property Photos - Interior



Aerial Map

 [Click to view interactive map](#)



[Click here for more in-depth Demographics](#)

Drive Time

10-minute drive =

20-minute drive =

30-minute drive =

Demographics (within 20 minutes)

Population

104,060

Median household Income

\$116,389

Businesses

5,280

Median age

47.1

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