



\$9.00/SF NNN

For Sublease

19,241 SF Space Available

**7088 W. 130th Street,
Middleburg Heights, OH 44130**



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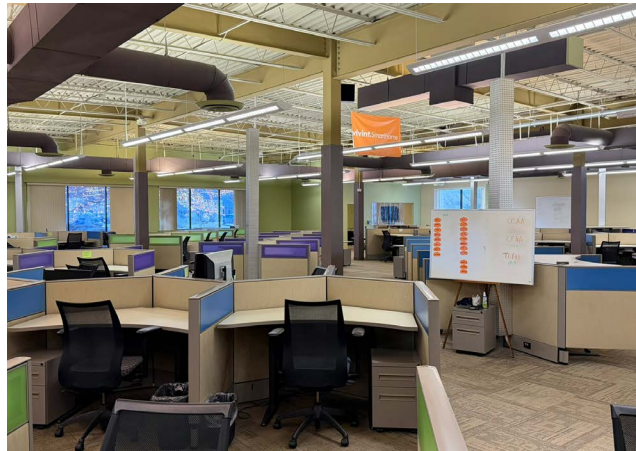
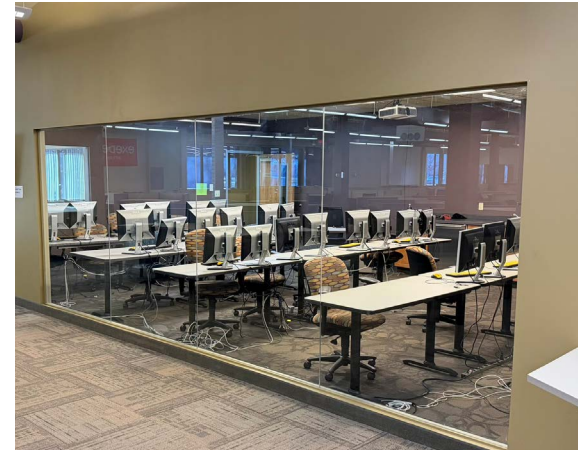
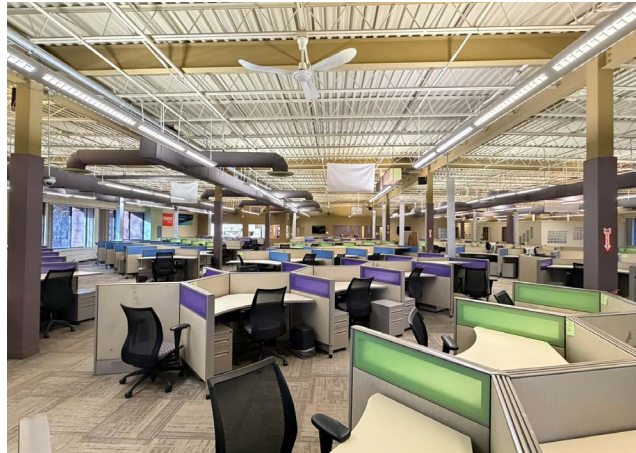
Property Overview:

Address:	7088 W. 130th Street
City:	Middleburg Heights
State:	Ohio
Zip:	44130
County:	Cuyahoga
School District:	Berea CSD
Parcel #'s:	37401019; 37401022
Acres:	4.435

Taxes:	\$60,176.52
Zoning:	GB: General Business
Total SF:	19,241
Office SF:	16,811
Warehouse SF:	2,430
Year Built:	1987
Clear Height:	12'
Docks:	0
Drive-Ins:	Six (6), 10'x10' (three bays)
Power:	800 Amps, 120/208 V
Office HVAC:	Yes
Warehouse Heat:	Yes
Sprinklers:	Yes

Amenities:

- Fully furnished including 150+ workstations
- Two (2) large private offices or conference rooms overlooking workstation space
- File storage room
- Janitorial closet
- Lunch room
- Johnson Controls keyless entry system with pad readers/access control throughout the facility
- Secured, redundant IT room with raised floor and two (2) EDPAC MCUs maintaining climate
- Power Backup: 200kW SD 200 Generator*

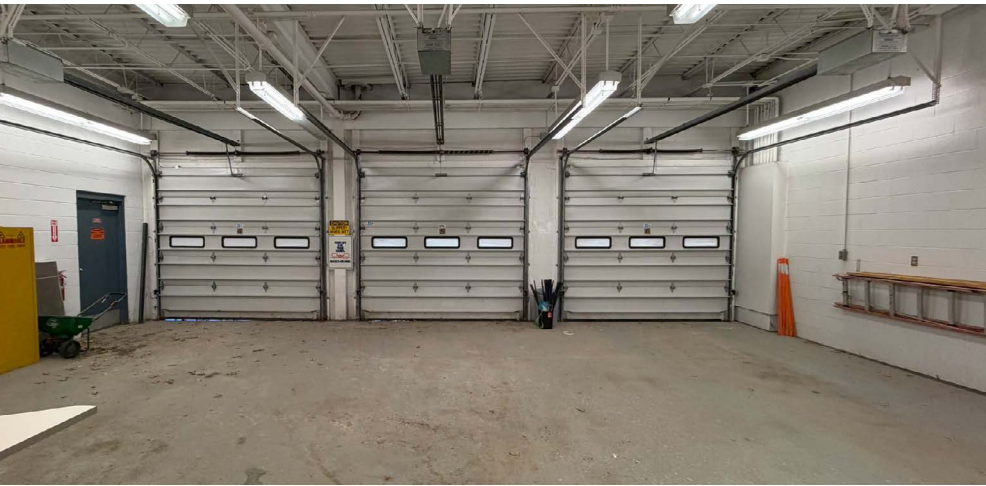
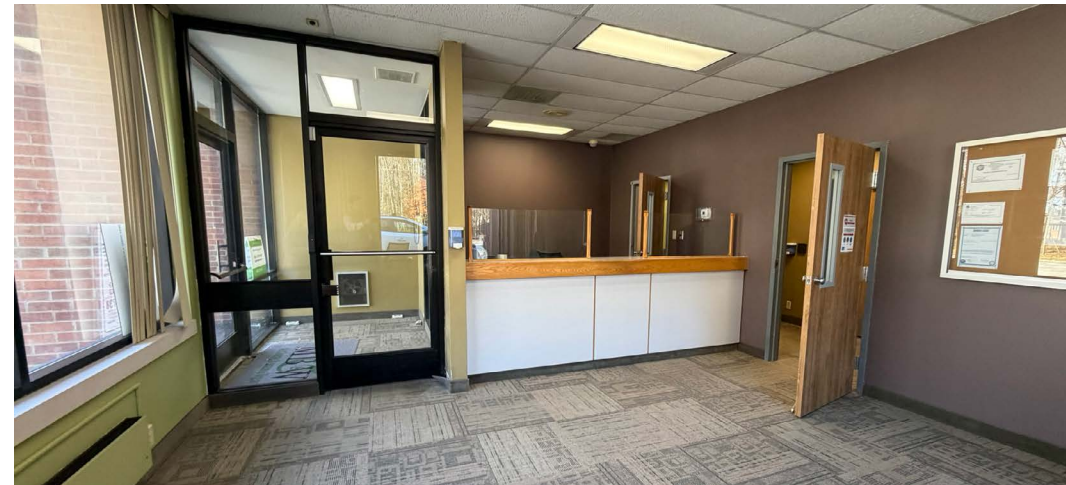


* Powers entire facility, including server room.

Architectural floor plan of a building, overlaid with a grid system. The grid is numbered 1 through 11 horizontally and A through M vertically. The plan includes the following rooms and areas:

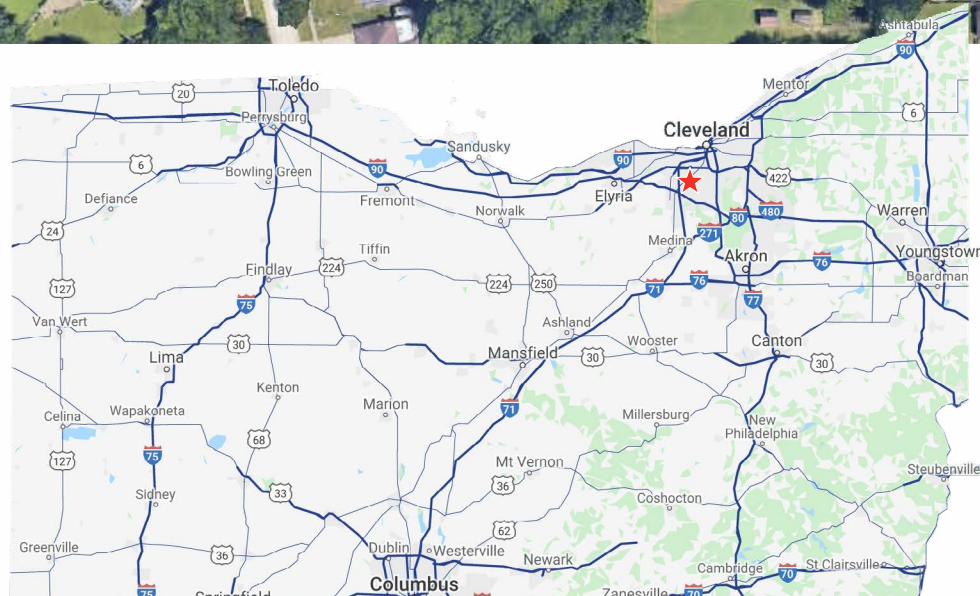
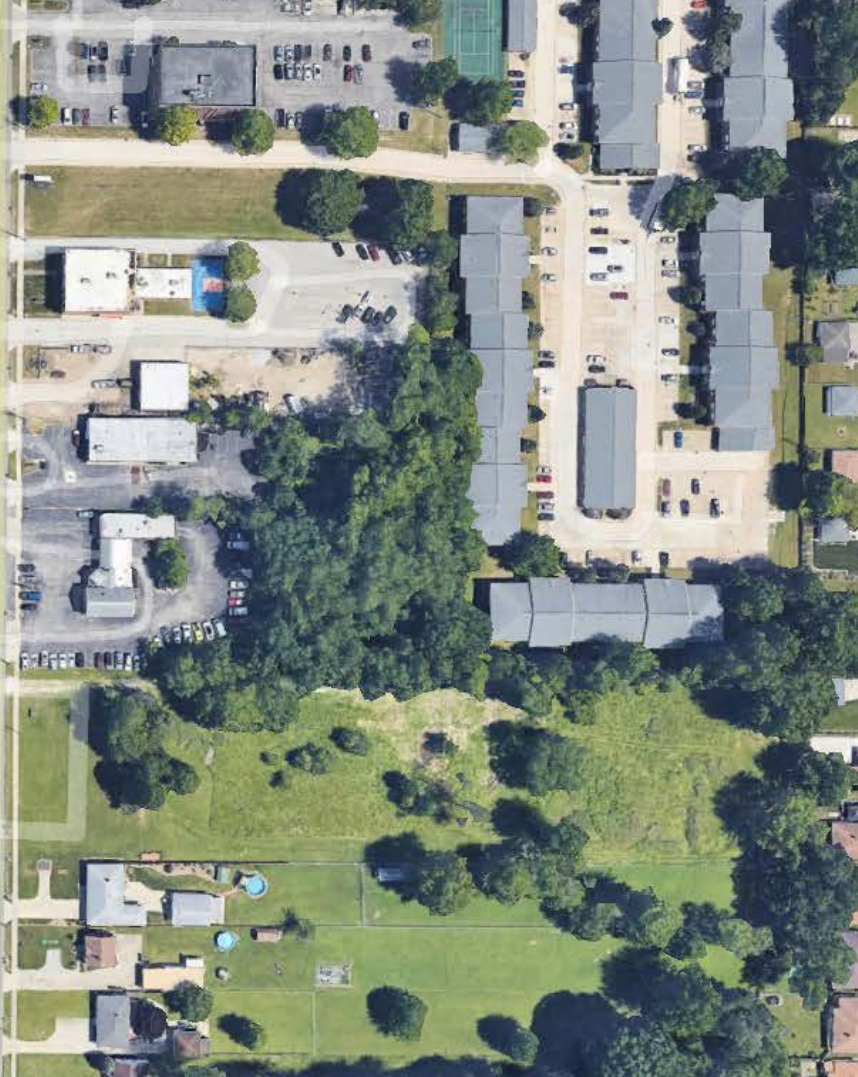
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- GENERAL OFFICE 106
- SMALL CONF. 109
- SMALL CONF. 110
- SMALL CONF. 111
- LUNCHROOM 121
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7088 W. 130th Street





West 130th St.



Distance to Highways
I-71: 2.5 miles / 6 min
I-480: 3.5 miles / 7 min



Cleveland Hopkins International Airport

Future Home of Browns Stadium

Baldwin Wallace University

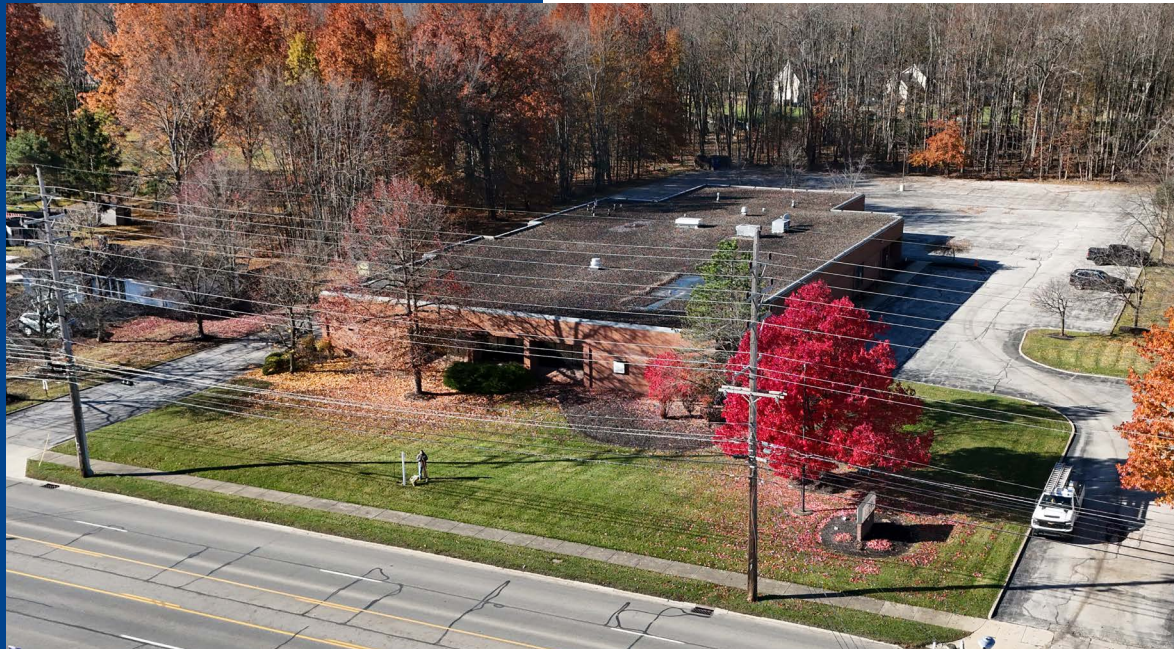
Site

Walmart
MENARDS
ALDI
LOWE'S
Gordon FOOD SERVICE STORE
Culver's
Starbucks COFFEE
The Home Depot
Hampton Inn
Fairfield Inn & Suites
Marriott
extended STAY AMERICA
FRIDAYS
Rocky Mountain Oyster

GIANT EAGLE
BJ's
Gabe's
Krispy Kreme
CRACKN
CHIPOTLE
goodwill
Applebee's
five BELOW
DOLLAR TREE
KeyBank
verizon
OfficeMax
NTB
Arby's
ALDI
PAPA JOHN'S
SALLY BEAUTY SUPPLY
petco
EL RODEO

Planet Fitness
FIRST WATCH
Brown Derby
Bob Evans
McDonald's
ALDI
Panera BREAD
Residence Inn
MAX & ERMA'S
CROWNE PLAZA
Cleveland Clinic
Olive Garden
Days Inn
Comfort Inn
Cine's

View the Market



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