

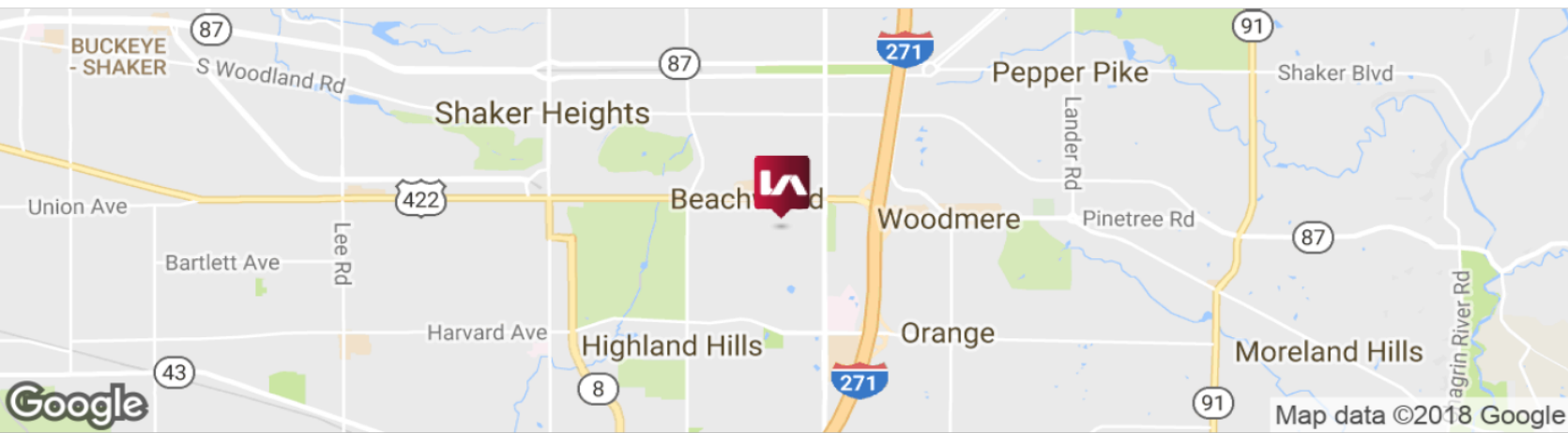


VERSAPLEX II

24000 Mercantile Road, Beachwood, OH

LOCATION FEATURES:

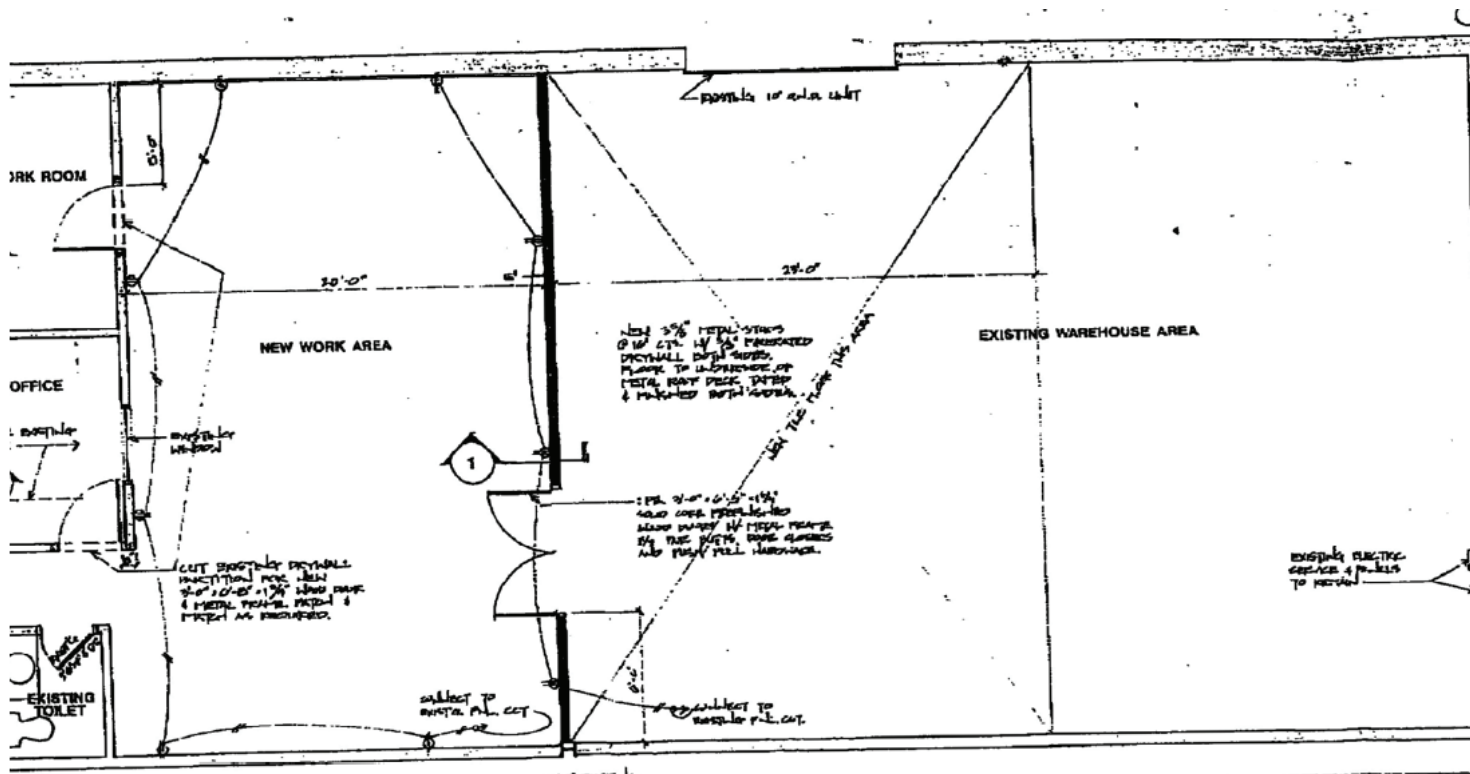
- Building Size: Two single story flex buildings totaling 44,236 RSF.
- Suite Sizes: **Approximately 1530, 2575 and 3060 RSF.**
- Rent: **\$7.50 to \$9.50/RSF + CAM**
- Amenities: Individual rooftop mounted package units for each suit provide 100% HVAC coverage. 14' ceiling heights (underside of deck). North building units have drive in doors and south building units have 4' loading docks.
- Location: In the Commerce Park/Mercantile district of Beachwood, Ohio. With easy access to all eastern suburbs and I-271 via the Chagrin Blvd. and Harvard Rd. exits.
- Parking: Ample free surface parking.



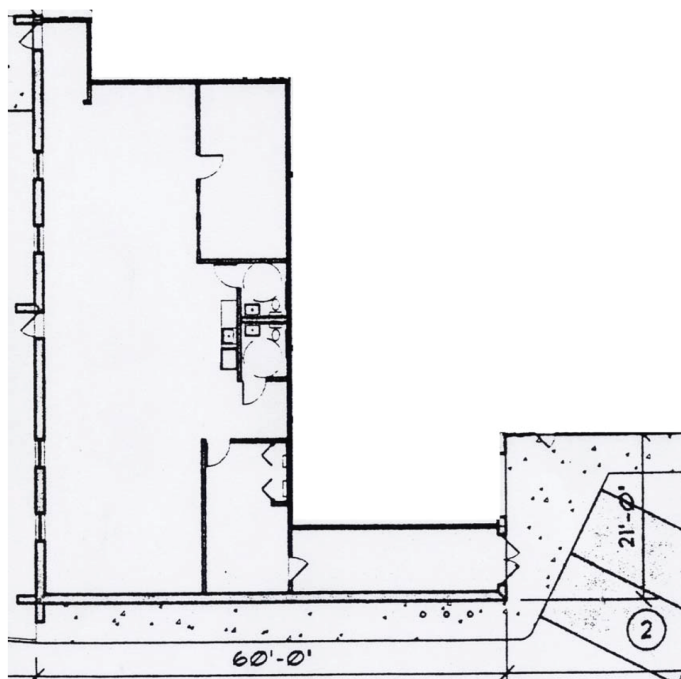
VERSAPLEX II

24000 Mercantile Road, Beachwood, OH

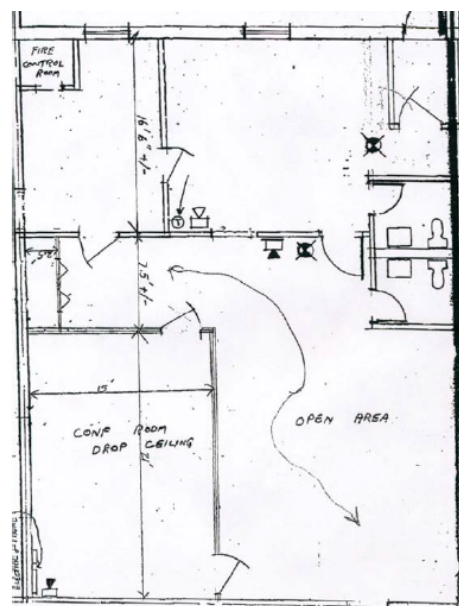
Unit #16 - 3,060 RSF



Unit #9 - 2,575 SFT



Unit #11 - 1,530 SFT



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR MORE INFORMATION PLEASE CONTACT: Jeremy Steiger, SIOR | 216.559.9090 | jsteiger@lee-associates.com



FOR MORE INFORMATION PLEASE CONTACT:



JEREMY STEIGER, SIOR
PARTNER

216.559-9090

jsteiger@lee-associates.com

30100 Chagrin Boulevard
Suite 201
Pepper Pike, OH 44124
215.282.0100

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

www.lee-associates.com

www.leecleveland.com