

**FOR LEASE  
OR SALE**

**+/-5 Acre Flex Space**  
6896 W Snowville Rd, Brecksville, OH 44141



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

**David Mrachko**

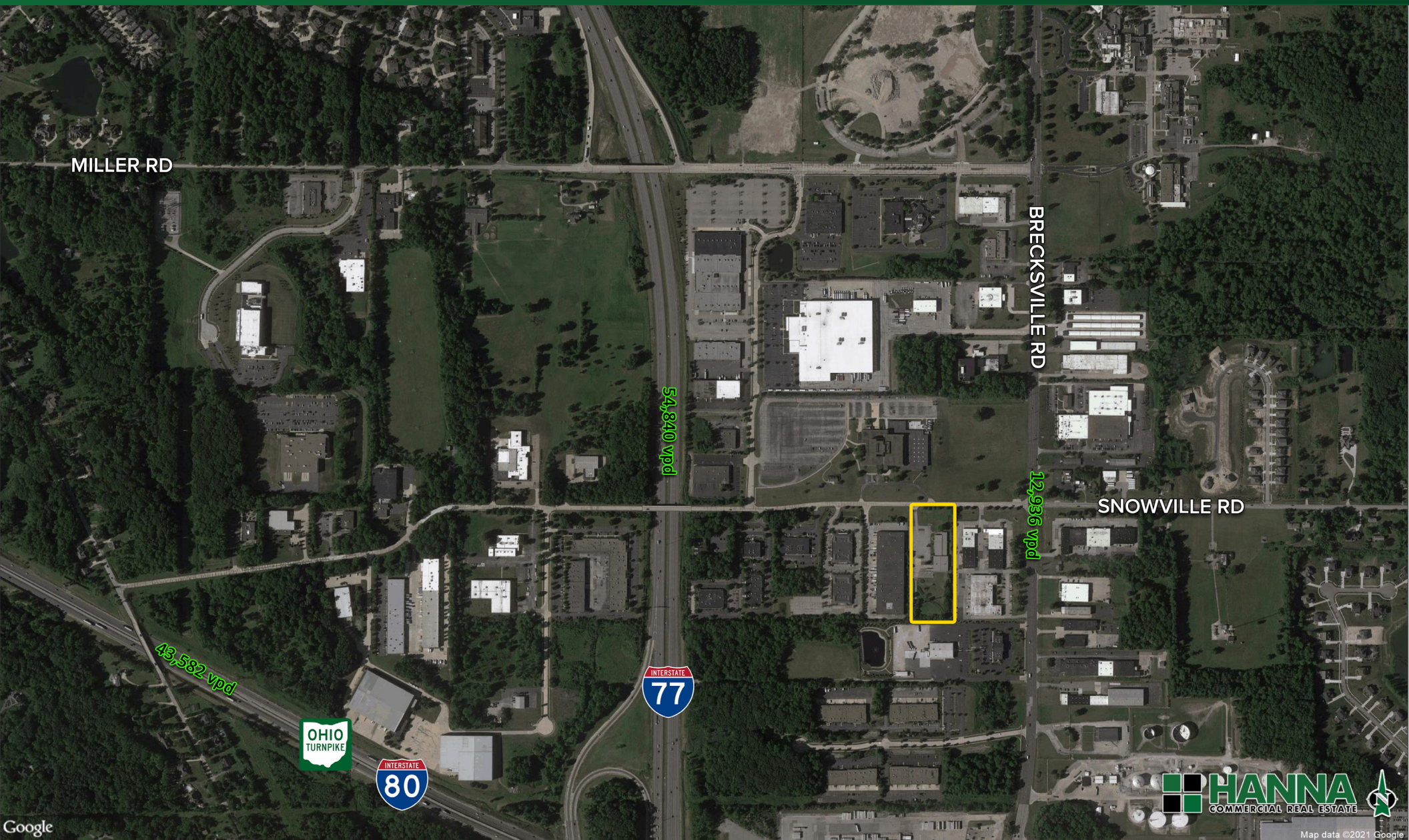
📞 216.839.2014

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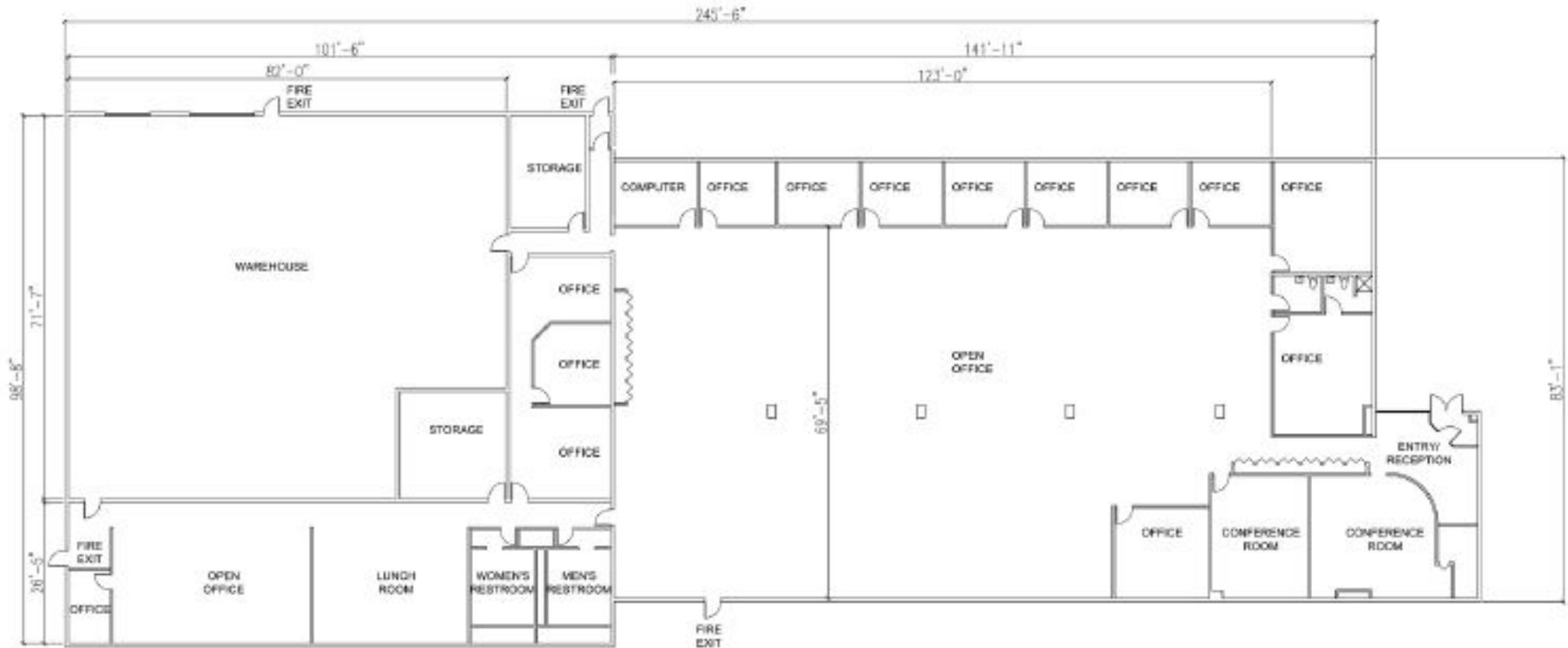
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## FLOOR PLAN



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## **PROPERTY OVERVIEW**

- 22,540 SF office/showroom/warehouse building
- Located on a +/-5.18 acre site
- Docks: 1
- Drive-in doors: 1
- Warehouse clear height: 18'2"
- Wet sprinkler throughout
- Power: 800A/480V/3P
- Zoning: M-D Manufacturing - Distribution
- Close to Valor Acres, planned 103-acre mixed used development at Brecksville Road and Miller Road
- Excellent freeway access to I-77, I-80, and I-271
- Brecksville is a business-friendly community



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