



Shop, office, and a finished front.

Built for contractors who are done with raw bays.

FOLTZ INDUSTRIAL PARK • STRONGSVILLE, OHIO

18

TOTAL UNITS

1,400

SF TOTAL / UNIT

\$20

PER SF • NNN



SHOP FLOOR • MEZZANINE ABOVE



UNIT 1A • CUTAWAY



MEZZANINE • OFFICE

22600 STELFEST PARK • STRONGSVILLE, OH 44149

Inside Foltz Parkway • Parcel No. 394-10-005 • GI Zoning

CORENO CONTRACTOR UNITS

Warehouse and office under one roof.

Finished enough to bring a client. Tough enough to run a crew. Each CORENO unit is a single-tenant shop with a mezzanine office, a full-size overhead door, and a private restroom — not a raw bay with a folding table in the corner.



CORENO CONTRACTOR UNITS — FOLTZ INDUSTRIAL PARK

PRIVATE BAY

Single-tenant unit. Your door, your floor, your hours.

QUIET ENVELOPE

Full insulation with Rockwool for thermal and acoustic control.

CLIMATE YEAR-ROUND

Dedicated 3.5-ton mini-split heat and AC in every unit.

ARCHITECTURAL SPECIFICATIONS — UNIT 1A



01 THE FLOOR

±1,120 SF shop on a 40' × 28' footprint. Open for workflow, staging, and equipment.

02 THE HEIGHT

18' clear at the shop floor so lifts, racking, and tall work stay usable.

03 THE MEZZANINE

±280 SF office loft, set 10' off the floor so the main level stays open.

04 THE DOOR

14' × 16' insulated automatic overhead door for drive-in access.

05 THE ENTRY

Separate pedestrian door, distinct from the bay, for clients and crew.

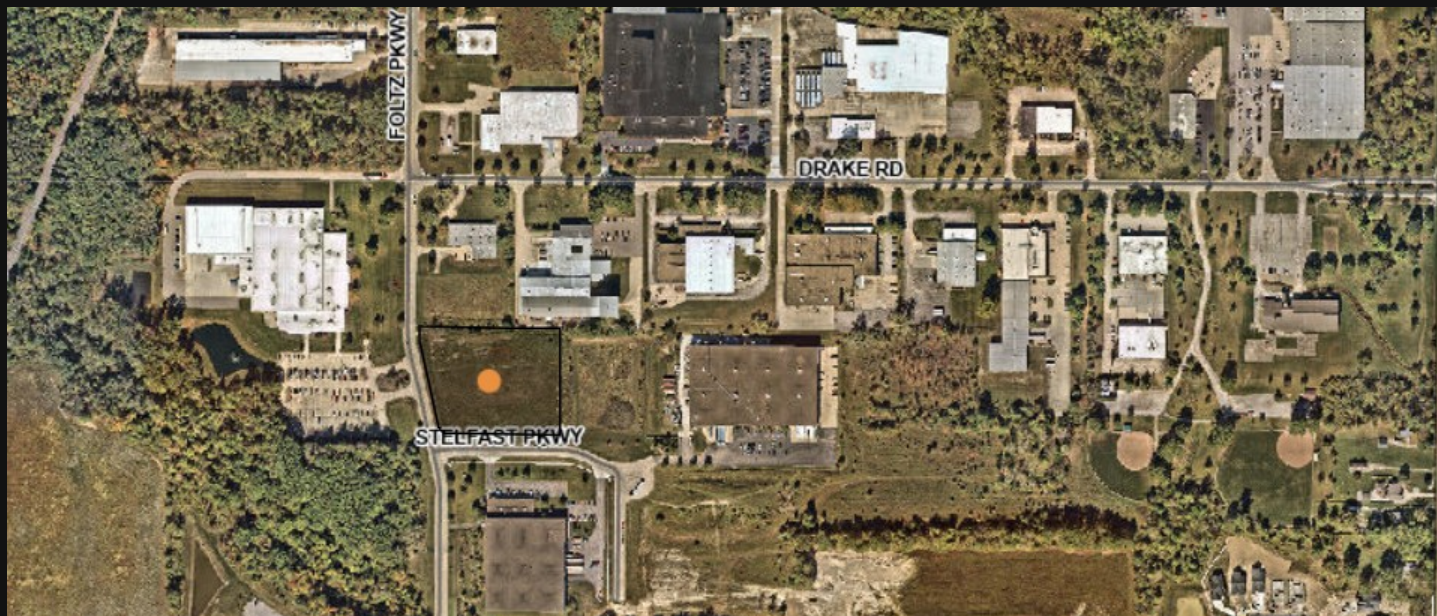
06 THE RESTROOM

Private ADA-compliant restroom in every unit, with utility sink.

±1,400 SF total per unit · shop + mezzanine office

22600 Stelfast Park

Strongsville, OH 44149 · Inside Foltz Parkway



SITE · PARCEL 394-10-005 · STELFAST AT FOLTZ

INSULATED ENVELOPE

Full thermal wrap behind a quiet acoustic barrier.

MEZZANINE OFFICE

280 SF loft at 10' — office above, shop below.

ADA RESTROOM

Private, handicap-accessible restroom with utility sink.

MINI-SPLIT HVAC

Dedicated 3.5-ton heat and AC. Not a shared warehouse system.

\$20

 / SF NNN

Base rent. Tenant pays taxes, insurance, and CAM.

18

 UNITS

±1,400 SF each · Delivering fall 2026

PRE-LEASING

Units are offered individually. Shop floor, mezzanine office, drive-in door, and ADA restroom in every unit. G1 zoning. Foltz Industrial Park — minutes to I-71 and Ohio Turnpike.

CORENO

CONTRACTOR UNITS

cachetesllc@gmail.com

440-915-3231

22600 Stelfast Park

Strongsville, OH 44149

Inside Foltz Parkway