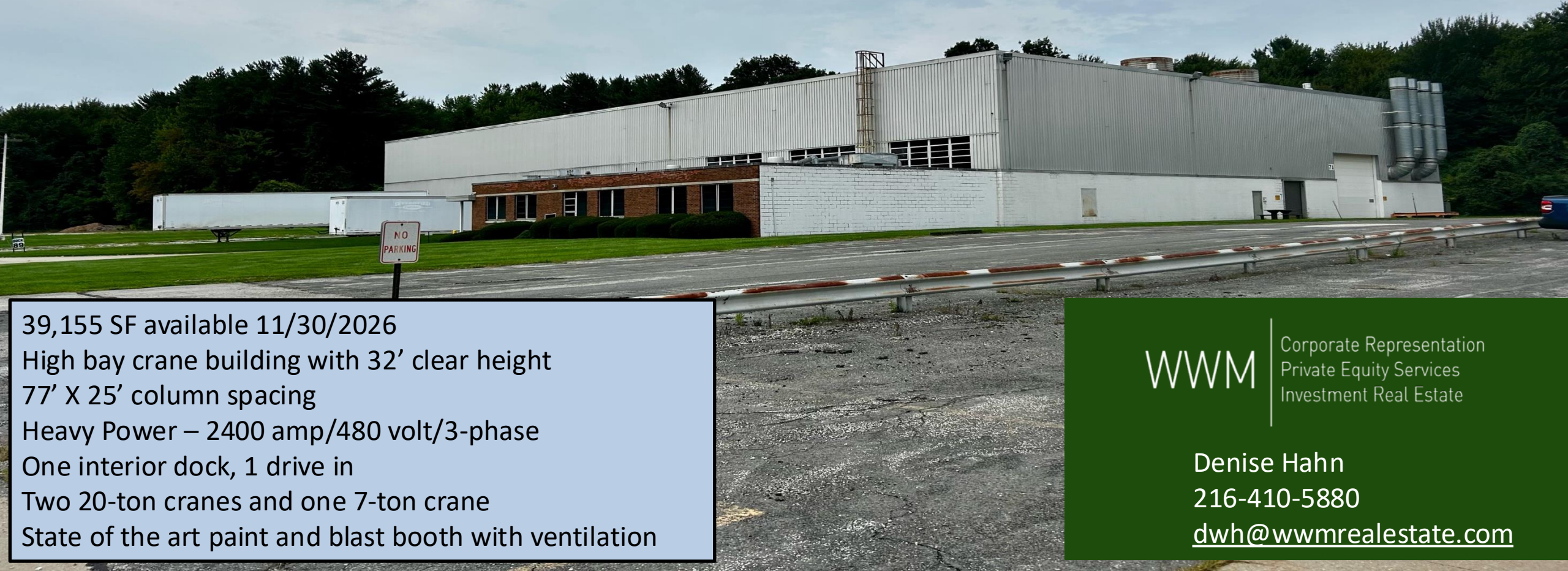


AVAILABLE – NEW TO MARKET

16492 Chillicothe Road, Chagrin Falls, OH

39,155 SF



39,155 SF available 11/30/2026

High bay crane building with 32' clear height

77' X 25' column spacing

Heavy Power – 2400 amp/480 volt/3-phase

One interior dock, 1 drive in

Two 20-ton cranes and one 7-ton crane

State of the art paint and blast booth with ventilation

WWM

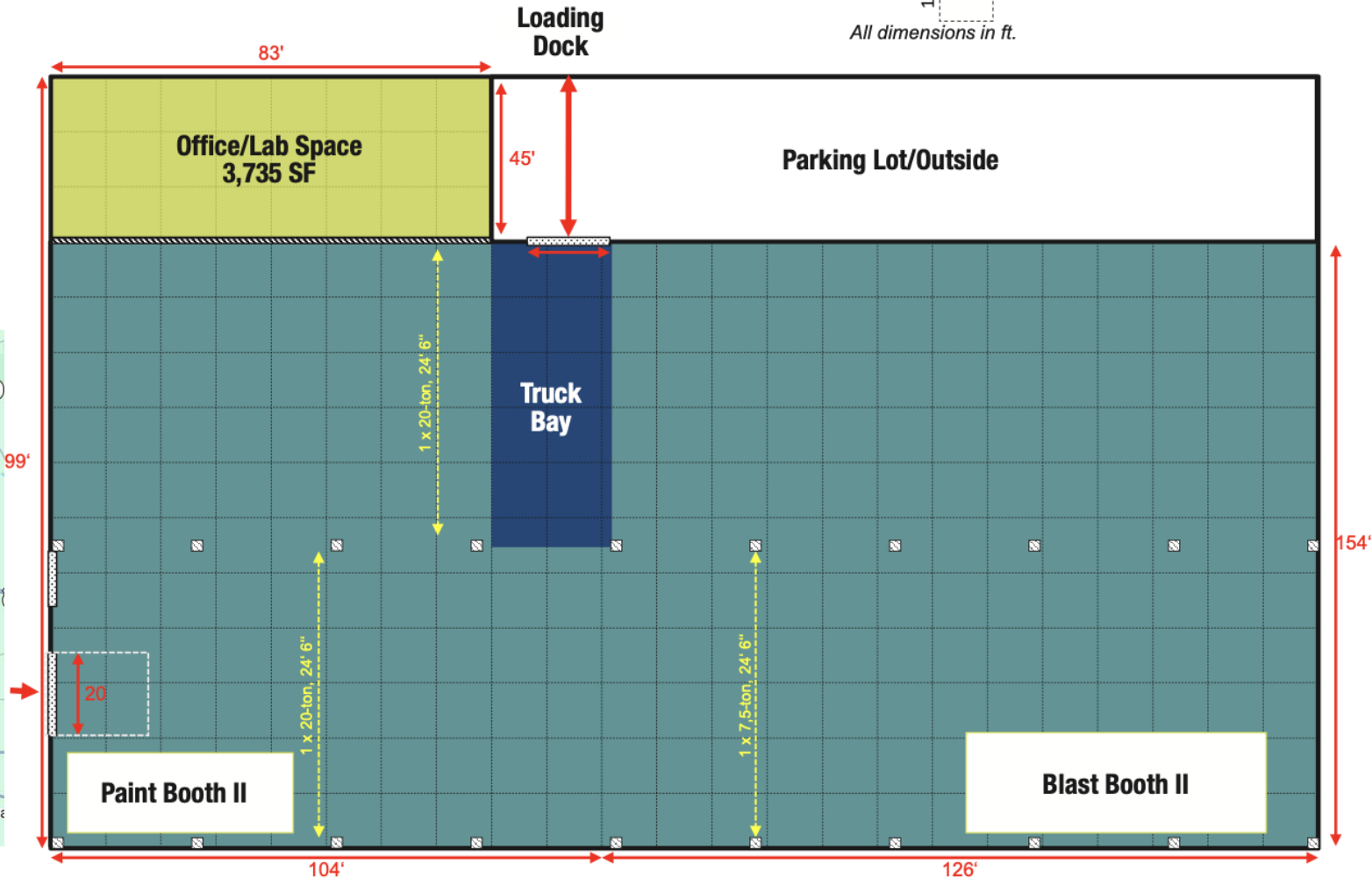
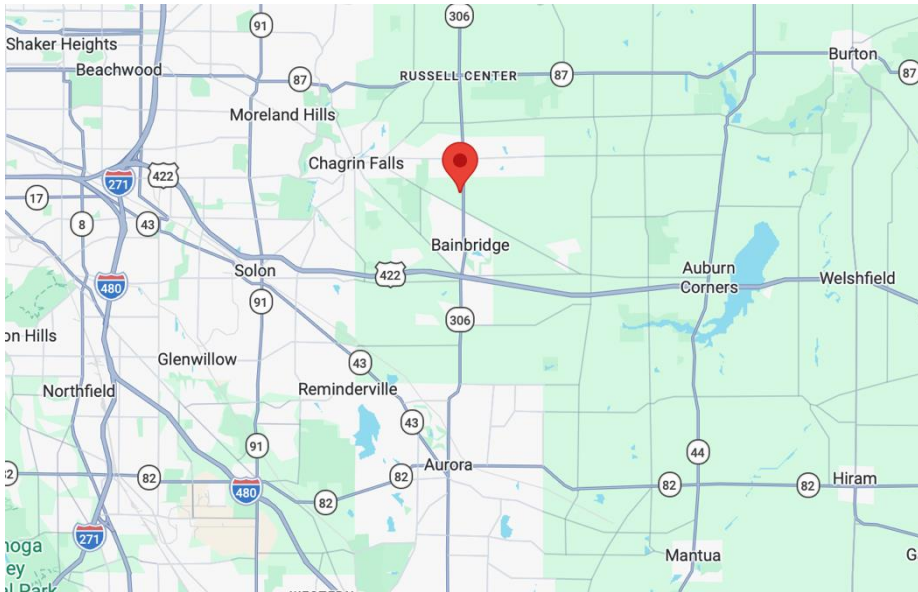
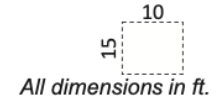
Corporate Representation
Private Equity Services
Investment Real Estate

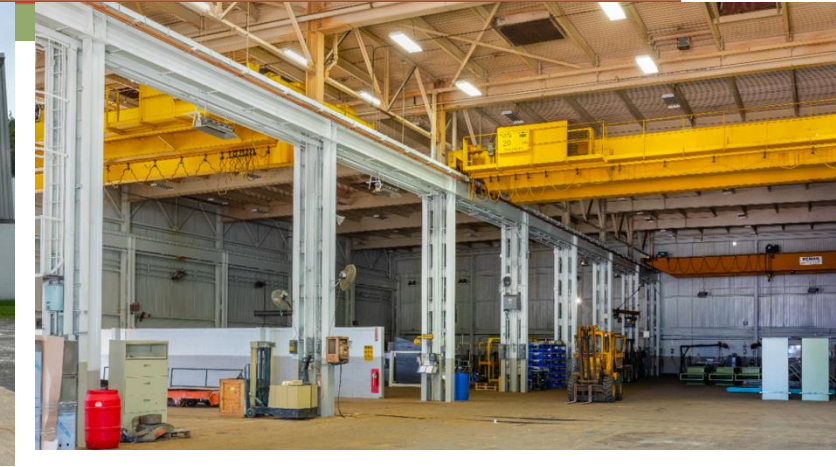
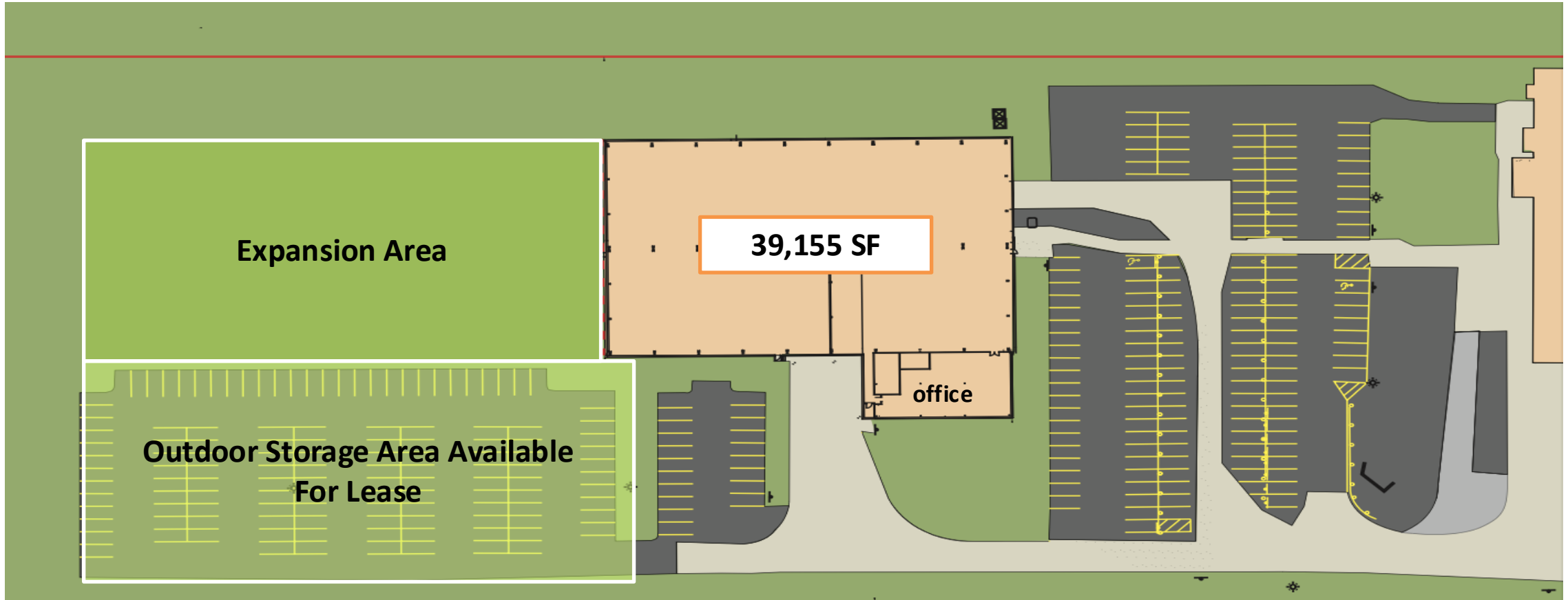
Denise Hahn

216-410-5880

dwh@wwmrealestate.com

- 39,155 SF Freestanding Building
- 32' Clear Height
- Two 20-Ton and One 7-Ton cranes
- 3,725 SF office/lab
- 77' X 25' Column Spacing
- 2400 amp/480 volt/3-phase
- \$6.00/SF NNN





39,155 SF AVAILABLE



Willicothe Road / Route 306