

FACT SHEET

Versaplex II

24000 Mercantile Road, Beachwood, OH 44122



- Building Size:** Two single story flex buildings totaling 44,236 RSF.
- Suite Sizes:** Approximately 2,312 RSF and 6,936 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.

For additional information contact:

Jeremy Steiger | Select Ohio, Ltd.

2000 Auburn Drive | Suite 226 | Beachwood, OH 44122
t 216.920.7777 | m 216.559.9090 | f 216.920.4447
js@selectohio.com | www.selectohio.com

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Commercial Real Estate Services

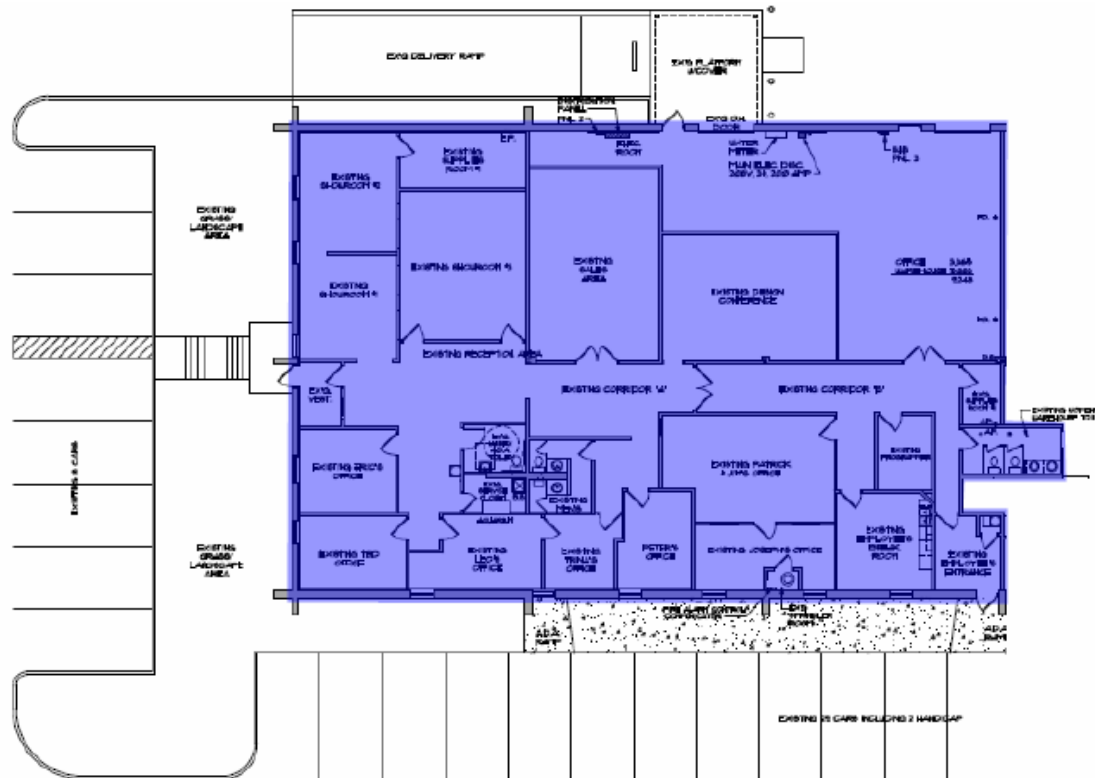
FLOOR PLAN

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UNITS 1, 2 & 3 - 6,936



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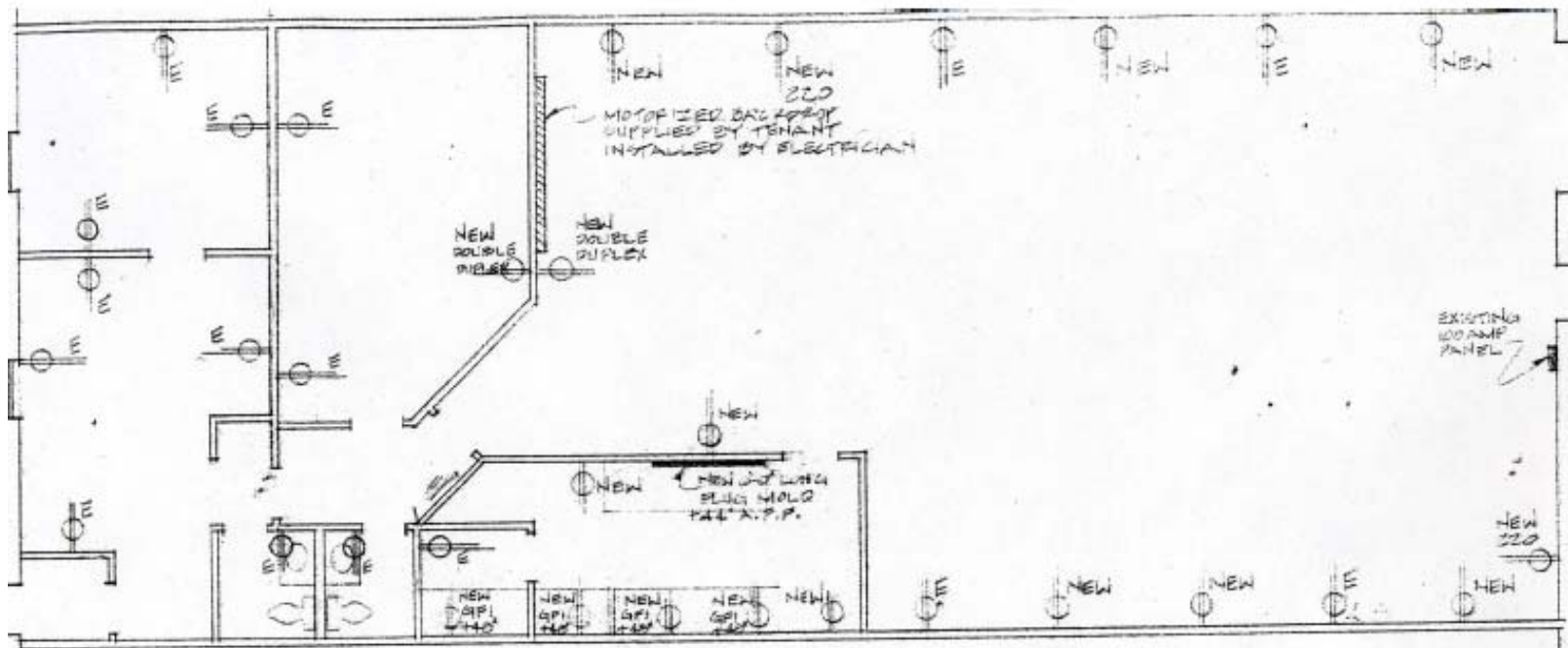
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UNIT 14 - 3060 RSF



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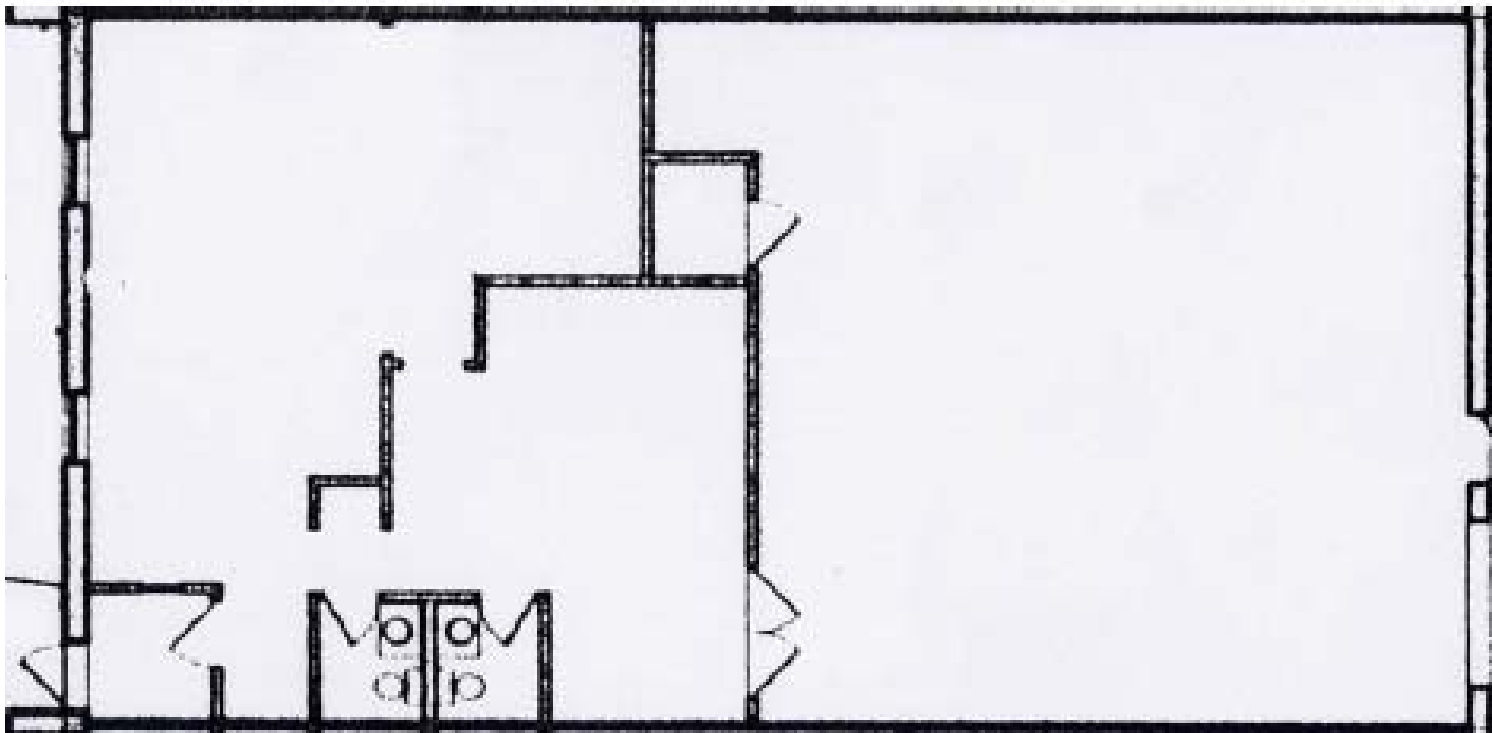
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UNIT 7 - 2312 RSF



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