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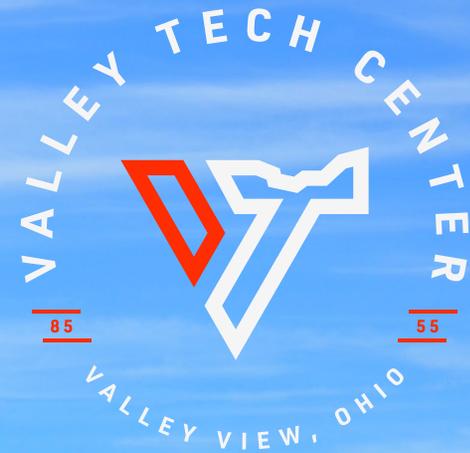
ONLY TWO SUITES REMAIN-

8555 Sweet Valley Drive

Valley View, Ohio

44125

VALLEY TECH CENTER  
VALLEY VIEW, OHIO



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# PROPERTY INFORMATION



Suites are equipped with an 8' x 8' box truck height loading doors



Newly renovated interiors with upgraded high-efficient LED lights



Recent Capital Improvements: Roof, parking, landscaping, exterior paint



3.3 spaces per 1,000 parking ratio



Close proximity to I-480 & I-77, 13 mi to Cleveland Hopkins Int'l Airport, 12 mi to Downtown Cleveland



Asking Rate: \$10.50/SF NNN



CAM: \$4.10/SF (2025 Estimate)



Building has 3-phase power

AVAILABLE

TOTAL SF

SUITE H

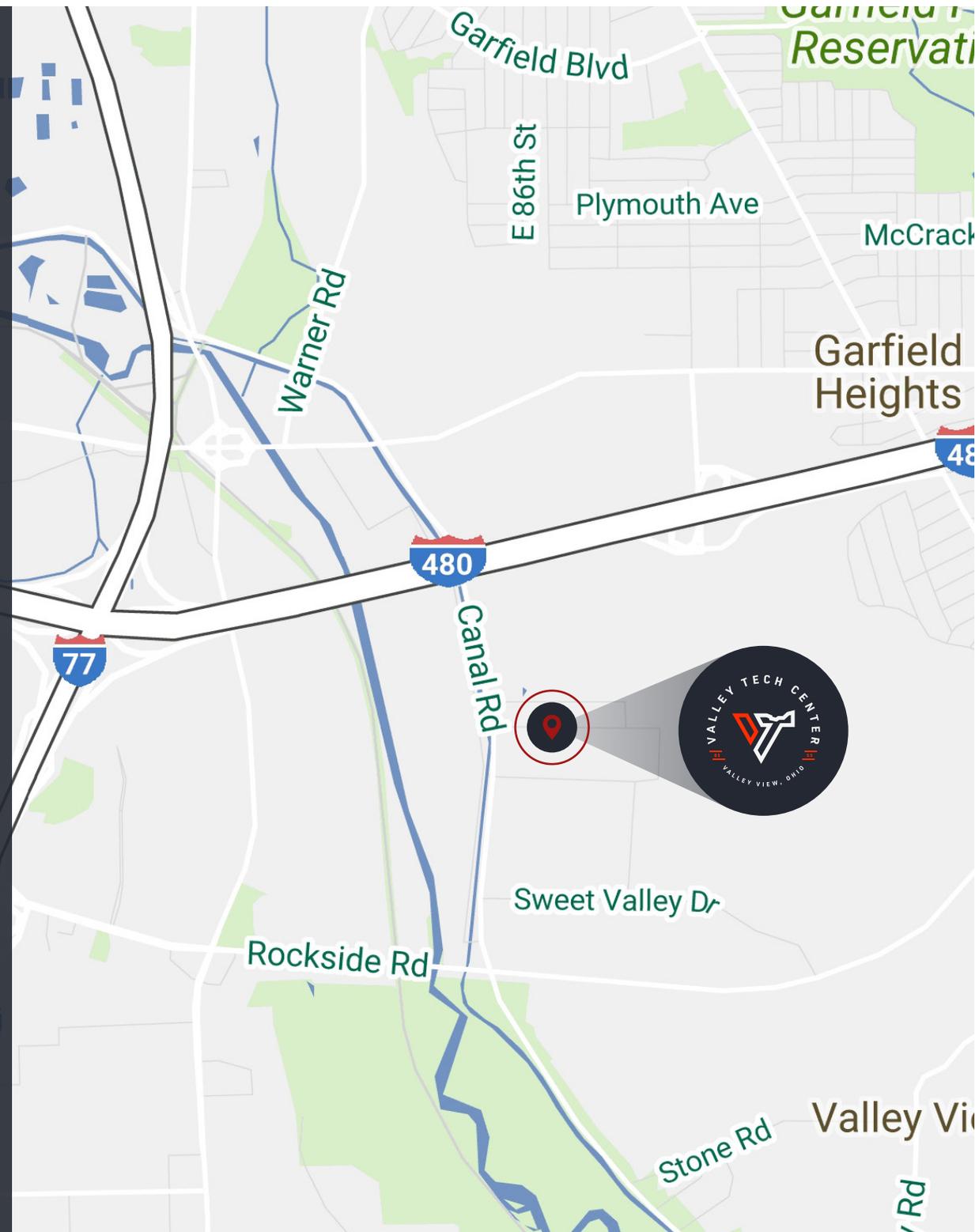
**5,414**

2,162 warehouse / 3,252 office

SUITE I

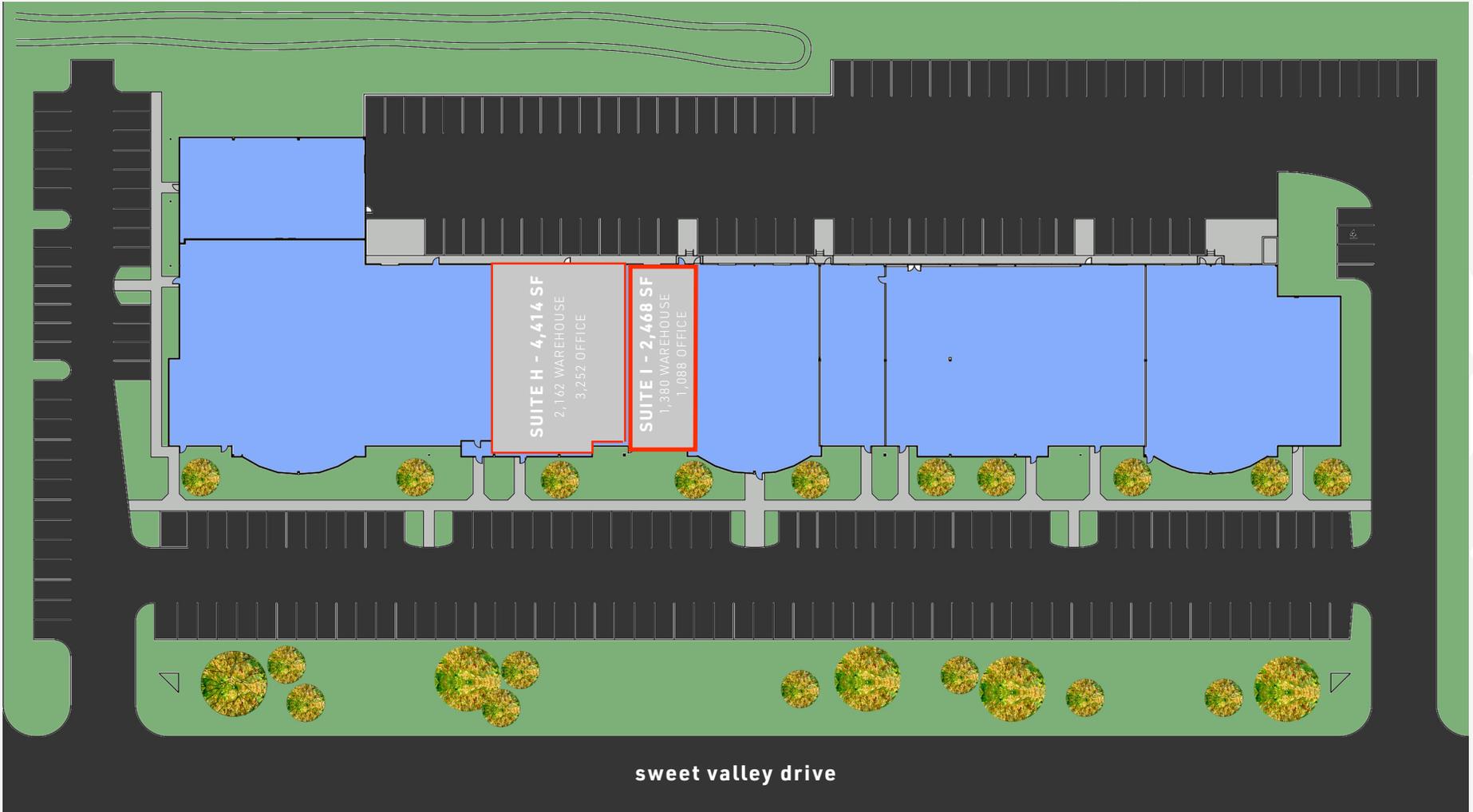
**2,468**

1,380 warehouse / 1,088 office





# SITE PLAN: VACANCIES



Y T E

LEY V



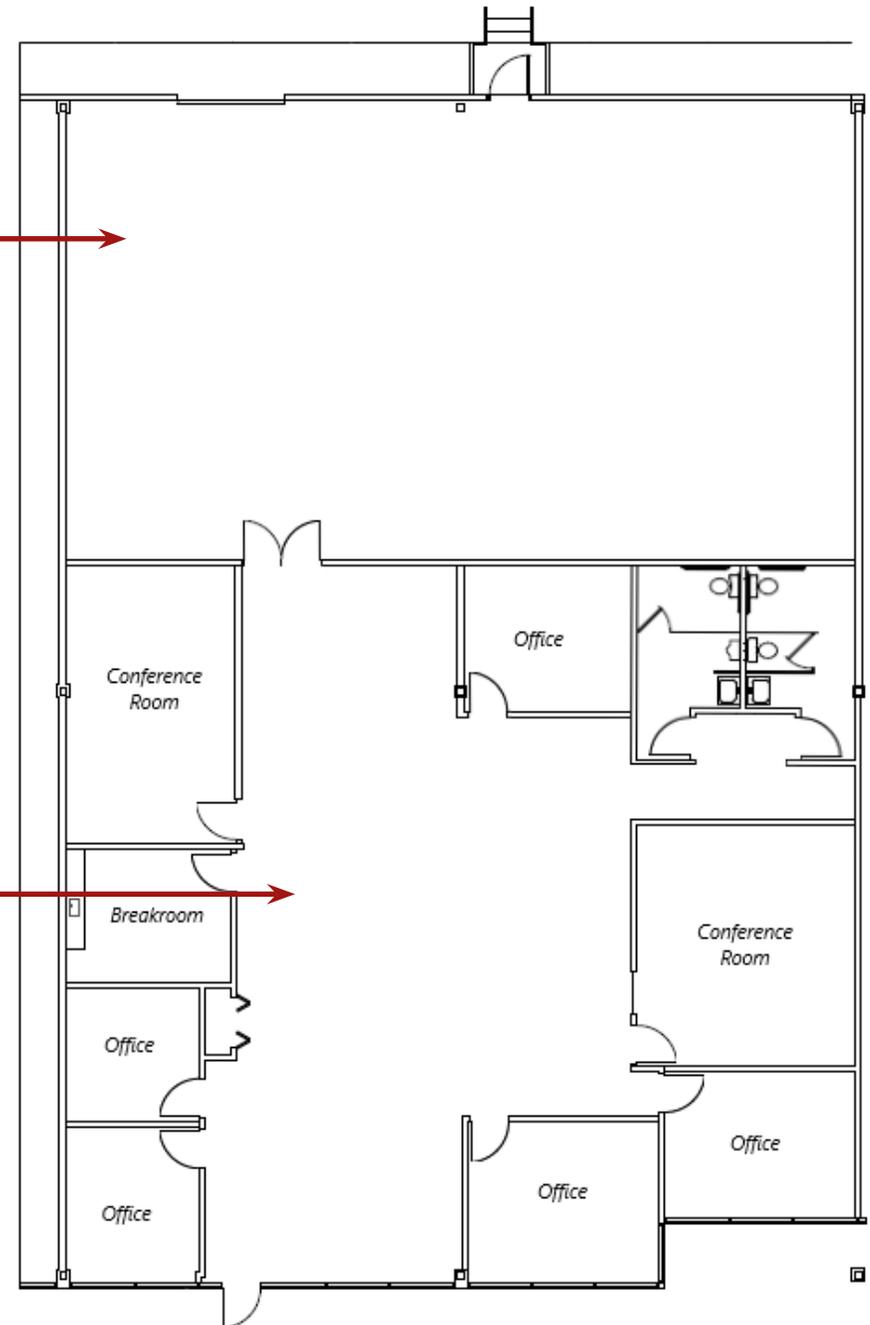
## AVAILABLE SUITE

**SUITE H - 5,414 SF**

Available with ninety (90) days notice.

**2,162 SF WAREHOUSE**

**3,252 SF OFFICE**





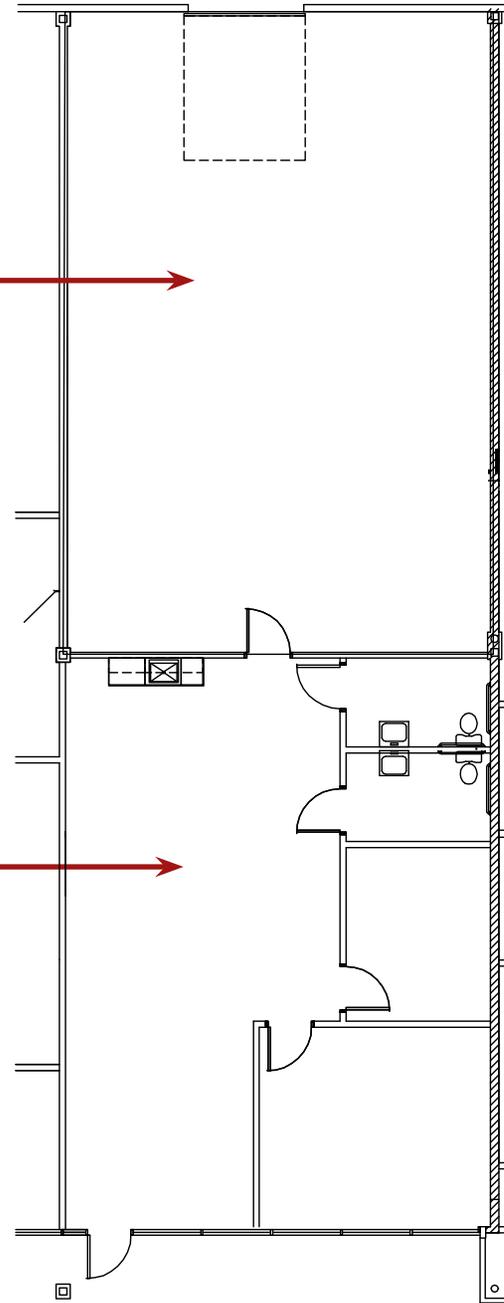
## AVAILABLE SUITE

**SUITE I - 2,468 SF**

Available 10/1/26

**1,380 SF WAREHOUSE**

**1,088 SF OFFICE**





CONTACT INFORMATION

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