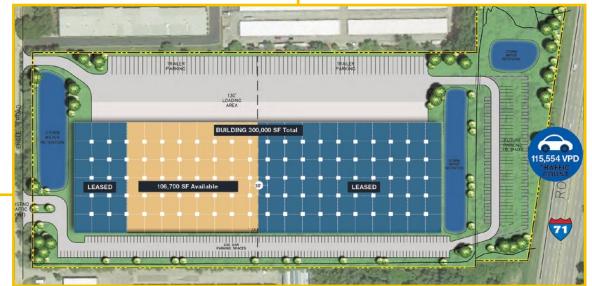


## SAPPHIRE CORPORATE CENTER

6825 ENGLE ROAD, MIDDLEBURG HEIGHTS, OHIO 44130

## NEW CONSTRUCTION FOR LEASE



### FEATURES

- Modern new construction 300,000 square-foot commercial distribution facility
- Direct visibility from Interstate-71 with 115,000 daily traffic count
- Minutes to Cleveland Hopkins International Airport, Downtown Cleveland, Southwest General Health Center, and the Ohio Turnpike
- Ample parking plus over 70 trailer stalls
- 32-foot ceiling height and 50-foot column spacing

TOTAL SPACE:  
**300,000** SQUARE FEET

AVAILABLE FOR LEASE:  
**+106,700** SQUARE FEET REMAIN  
 READY FOR OCCUPANCY  
 (DIVISIBLE TO 30,500 SF)

OUTSTANDING  
 LOCATION



### CONTACT

#### CHARLES BICHARA

Director of Economic Development  
 City of Middleburg Heights, Ohio  
 440-234-8811  
[cbichara@middleburgheights.com](mailto:cbichara@middleburgheights.com)

#### FRED HERRERA

Senior Vice President  
 CBRE, Inc.  
 216-363-6408  
[fred.herrera@cbre.com](mailto:fred.herrera@cbre.com)

#### GEORGE STEVENS

Vice President  
 CBRE, Inc.  
 216-363-6438  
[george.stevens@cbre.com](mailto:george.stevens@cbre.com)

#### JENNA GAUNTNER

Associate  
 CBRE, Inc.  
 216-363-6450  
[jenna.gauntner@cbre.com](mailto:jenna.gauntner@cbre.com)

FOR MORE INFORMATION, VISIT [CBRE PROPERTIES FOR LEASE BY CLICKING HERE.](#)