

**STONEGATE TECHNOLOGY CENTER III**

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| **ADDRESS:** | Stonegate Corporate Park  4170 Highlander Pkwy  Richfield, Ohio 44286 |
| **AVAILABILITY:** | Office/Warehouse Suite  12,475 square feet (Office)  27,423 square feet (Warehouse) Eighteen (18) dock doors; One (1) Drive-in |
| **TYPE:** | Office/Warehouse/Flex |
| **BUILDING SIZE:** | 40,000 square feet |
| **FLOORS:** | Single Story Building |
| **BAY SIZE:** | 30’ x 30’ |
| **CLEAR HEIGHT:** | 24’ Clear Warehouse (Minimum) |
| **YEAR BUILT:** | 2004 |
| **HVAC SYSTEM:** | Rooftop HVAC units |
| **FLOOR LOADING:** | 80 to 100 lbs. live load |
| **PARKING SPACES:** | 4 spaces/1,000 Office |
| **UTILITIES:** | Water Summit County Sewer Summit County Electric First Energy Gas East Ohio Gas  Phone Ameritech |
| **FEATURES:** | Easy Access to I-77/I-271/Ohio Turnpike Park Setting  Picnic Tables |
| **FIBER OPTICS:** | In Building |
| **TENANT IMPROVEMENT:** | Building Standard Work Letter |



For more information **contact Traci** or **Mike**

**(330) 896-3253**