



For Lease: 25,574 SF Premium Flex / Industrial Space

6770 SOUTHPOINTE PKWY.
BRECKSVILLE, OH 44141

Fully Refreshed Flex Space



I-77 Traffic Count / 24-Hour Count

Northbound - Cars 23,822 / Trucks: 4,708

Southbound - Cars 26,650 / Trucks 7,126

HIGHLIGHTS

- 25,574 SF Available | Divisible to $\pm$ 10,365 SF
- Office 1,677 SF (if demised it is BTS)
- 6 Docks | Drive-In Doors to Suit
- Clear Ht.: 20'8" to deck – 16'6" to bar joists
- Power: 1280 Amps at 120/208v
- Near I-77, I-80 (OH Turnpike) & Rte. 21 (Brecksville Rd.)
- Next to The New Miller Rd. & I-77 4-Way Interchange
- Approximately 200 Auto Parking Spaces
- Near Valor Acres with on-site hotel, dining, retail and entertainment



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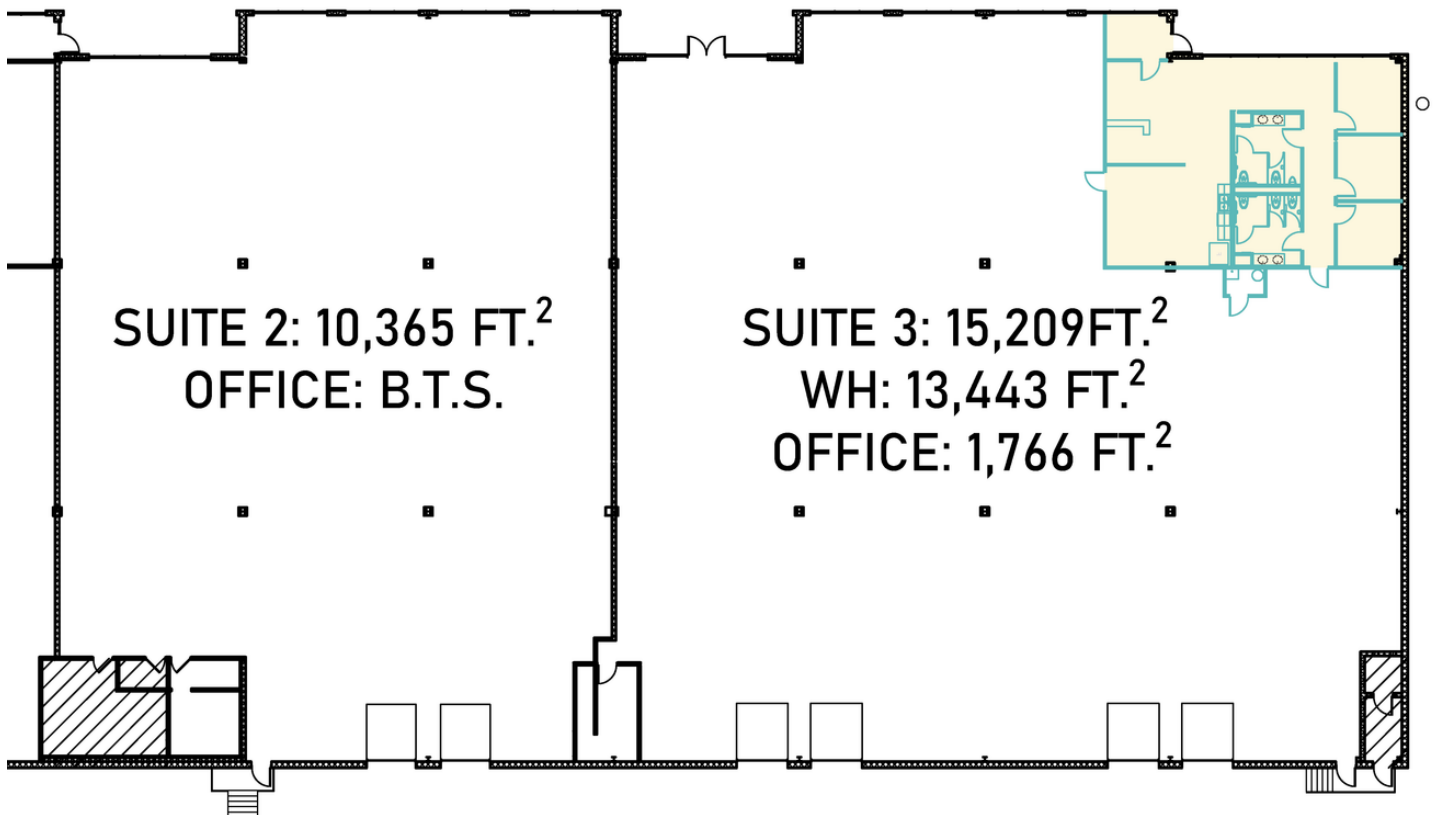
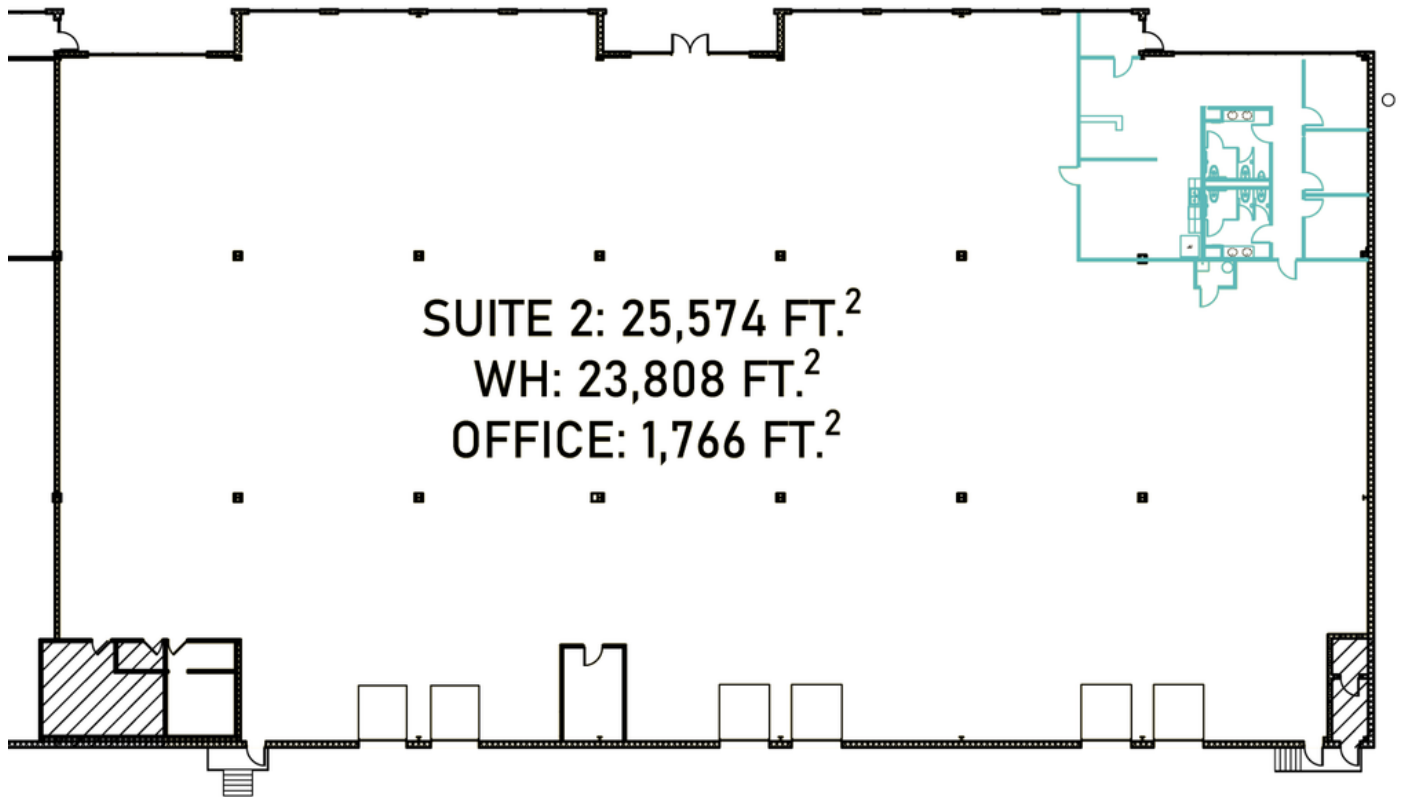


teamweston.com



440.349.9000

Floor Plan Options





Who We Are

Weston is built on a long-standing reputation for doing things the right way—with trusted relationships, consistent results and a standard of excellence that holds up over time. We bring an **entrepreneurial, deal-maker** mindset to every opportunity, moving with clarity and creativity to find value where others miss it. And because we're **owner-managed**, decisions are personal, accountability is real, and every commitment is backed by the people who stand behind the name.



6770 Southpointe Pkwy. is situated just 0.3 miles from Valor Acres

Valor Acres is rapidly developing into a premier mixed-use destination and business ecosystem. The CSA Group has chosen Valor Acres for its new U.S. headquarters, bringing around 400 employees and enhancing the area's innovation-focused environment.

The culinary scene is expanding with the upcoming addition of Luna Bakery & Cafe, set to open in late 2026, complementing existing establishments. Valor Square is becoming a vibrant community hub, featuring extended hours and seasonal programming like food trucks, live music, and fitness classes. Valor Acres is evolving into a dynamic place for connection and leisure. For updates, visit valoracres.com.

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