



FOR LEASE

7740-7752 WILDCAT ROAD
HUBER HEIGHTS, OH 45424

Property Highlights

- RARE I-1 INDUSTRIAL SPACES IN HUBER HEIGHTS
- 5,000 SF INDUSTRIAL + 2,000 SF, DIVISIBLE OFFICE SPACE
- 8 ACRES OF GRAVEL LOT FOR TRUCK/VAN PARKING
- INDUSTRIAL SPACE INCLUDES LARGE OVERHEAD DOORS
- 15' CEILING HEIGHT W/ SUSPENDED HEATER
- BUILT IN 1985 - GOOD CONDITION W/ METAL EXTERIOR, STEEL SKELETON & METAL ROOF
- EASY ACCESS FROM I-70
- LOCATED IN A STRONG MSA-METROPOLITAN AREA WITH OVER 850,000 RESIDENTS
- PROPERTY IS IDEAL FOR WAREHOUSE/STORAGE, FLEET MAINTENANCE & PARKING, TRUCK PARKING, PRINTING, LABORATORY, PRODUCT DEVELOPMENT, FREIGHT TERMINAL, HAULING SERVICES, AND SO MUCH MORE

LEASE RATE: \$7.50 SF

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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	25,005	92,020	400,008
HOUSEHOLDS	9,874	36,966	163,479
HH INCOME	\$80,437	\$78,923	\$67,020

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