



1500 NAGEL ROAD
AVON, OHIO 44011



±70,000 SF Warehouse For Lease

*Manufacturing, Office,
Storage Space Available*

Mike Petrigan, SIOR
First Vice President
+1216 695 6356
mike.petrigan@cbre.com

CBRE, Inc.
950 Main Avenue
Suite 200
Cleveland, Ohio 44113

CBRE

 **PREMIER**
Development Partners

Property Overview

±70,000 SF Available For Lease

- + Excellent Accessibility: 0.3 miles from I-90 / SR-2 Nagel Rd on & off ramp
- + 370.99 feet of frontage on Nagel Rd
- + Additional ±5 acres available for retail development ground lease
- + Avon, OH is a fast growing city in Northeast Ohio
- + Situated 15 miles west of Downtown Cleveland

BUILDING SPECS

| | |
|--------------------------------|-----------------------------|
| Total SF | ±70,000 SF |
| Manufacturing/Office SF | ±65,700 SF |
| Storage SF | ±4,300 SF |
| Site Area | ±5.4 Acres |
| Drive-In Doors | 3 |
| Truck Dock | 1 |
| Ceiling Height | 18'–31' |
| Power | 1500 KVA - 480 V / 4000 AMP |
| Cranes | 12, ranging from 1– 20 tons |
| Zoning | Commercial |

1500 NAGEL ROAD, AVON, OH

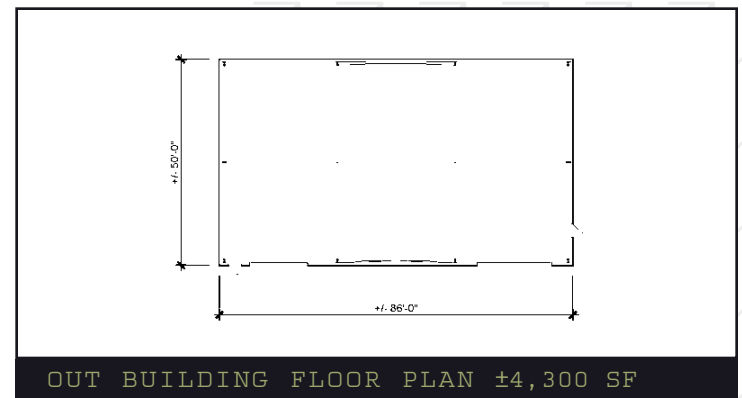
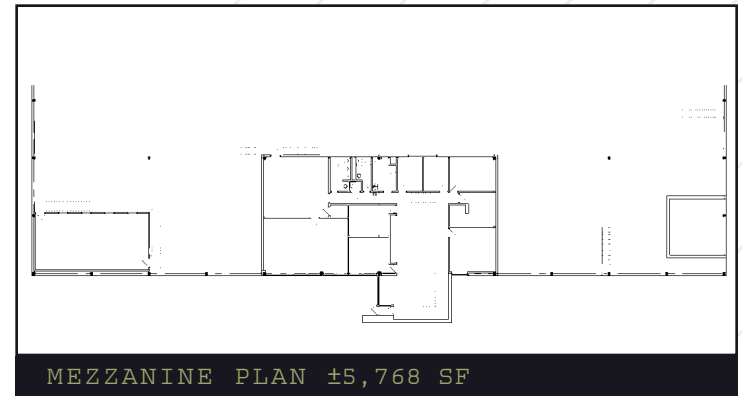
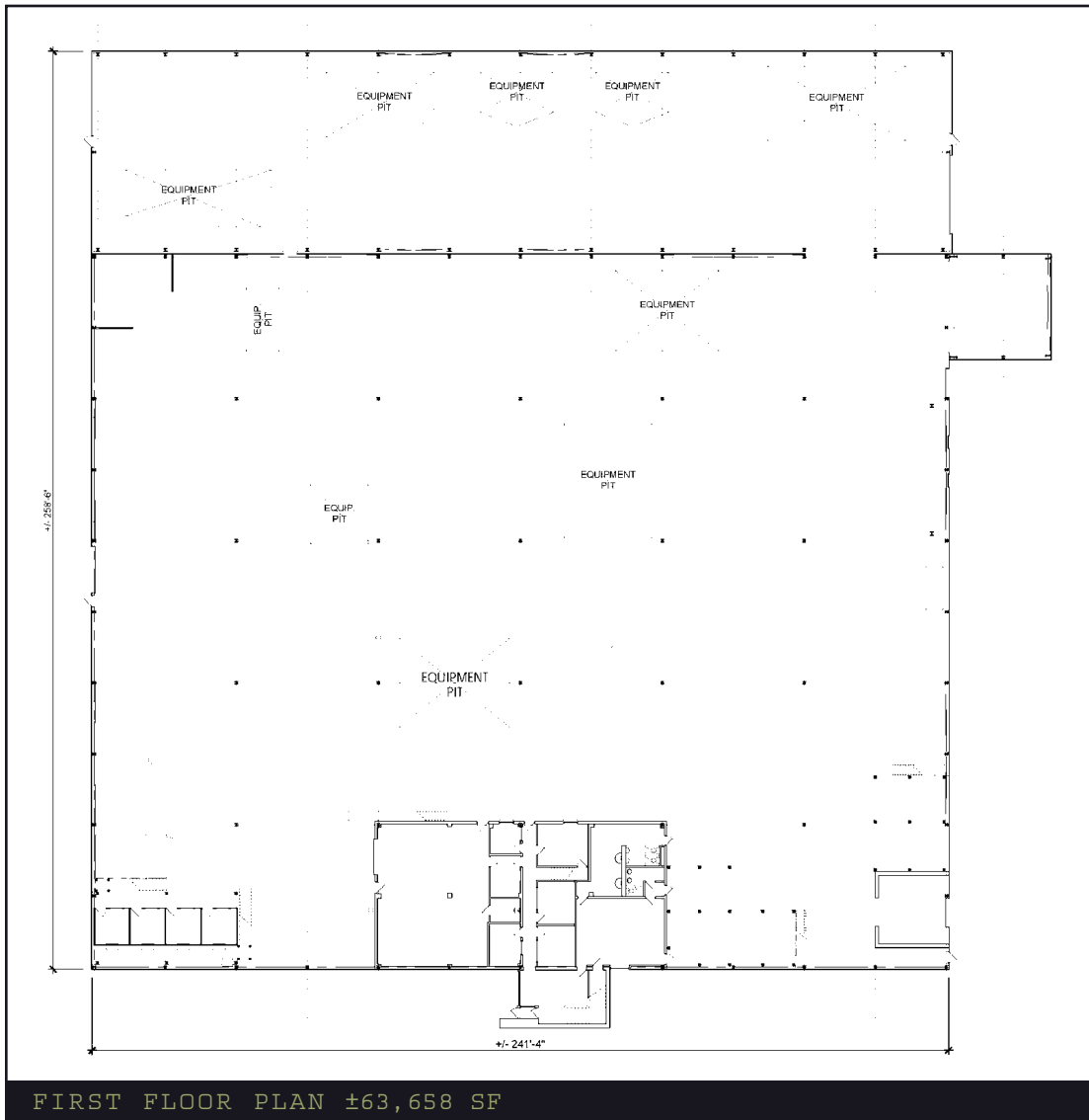


Interior Photos



Floor Plan

±70,000 SF | Manufacturing, Office, Storage Space



Aerial Map

Avon, OH

Lear Industrial Pkwy

- + Sherwin-Williams
- + Roto-Rooter
- + DuraClean
- + EcoVerse
- + Midwest Process Controls
- + Richtech Industries
- + Zephyr Solutions
- + BrightView
- + LogiSync

CALIBER COLLISION

- + Emerald Event Center
- + Residence Inn by Marriot

Cleveland Clinic

getGo

- + Petitti Garden Center
- + Jenne Distributors

meijer LEVIN'S
Great Clips Starbucks

Nagel Rd

Detroit Rd

Krebs Rd

90

N ↑



Property Location

Avon, OH



Area Demographics

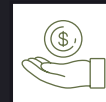
5 mile radius



118,433
POPULATION



47,189
HOUSEHOLDS



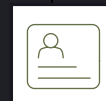
\$139,747
AVERAGE
HOUSEHOLD INCOME



\$326,723
AVERAGE
HOUSING VALUE



61,269
DAYTIME WORKERS



84,273
POPULATION
25 & OVER

Above demographics are estimates for 2023



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