



# 2831 Center Rd

BRUNSWICK, OH 44212

*Up to  
97,000 SF  
Available  
For Lease*

**CBRE**

# Property Information



**38,000 - 97,000**  
SF Available



**480/3Phase**  
**1600 amp**  
Power



**9.6 acres**  
Parcel Size



**100+**  
Car Parking



**8,500**  
Office SF



**1989/2001**  
Built/Renovated



**24'**  
Clear Height



**40'w x 43'd**  
Columns



**6**  
Docks

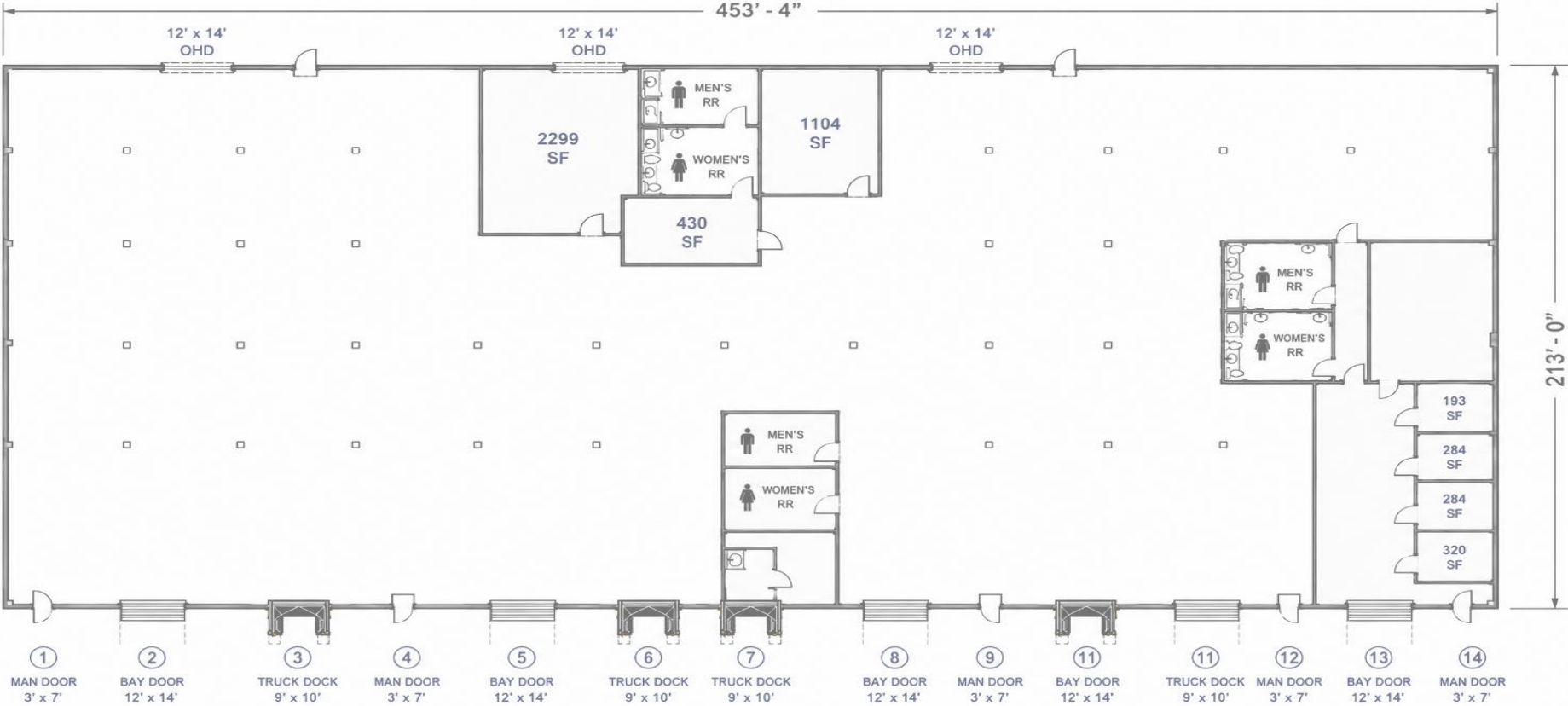


**3**  
Drive-ins



- Excellent Manufacturing Space
- FDA Approved building - extremely clean facility
- Ideal highway access - located 1/4 mile off interchange I-71/303 exit
- Surrounded by skilled labor



# Floor Plan - 97,000 SF



**LEGEND**

 TRUCK DOCK 9' x 10'	 BAY DOOR (OHD) 12' x 14'	 MAN DOOR 3' x 7'	 MEN'S RESTROOM	 WOMEN'S RESTROOM
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**NOTES**

- DOCK EQUIPPED W/ LEVELERS & SEALS
- ALL OHD: 12' WIDE x 14' HIGH
- COLUMN SPACING: APPROX. 50' x 50'

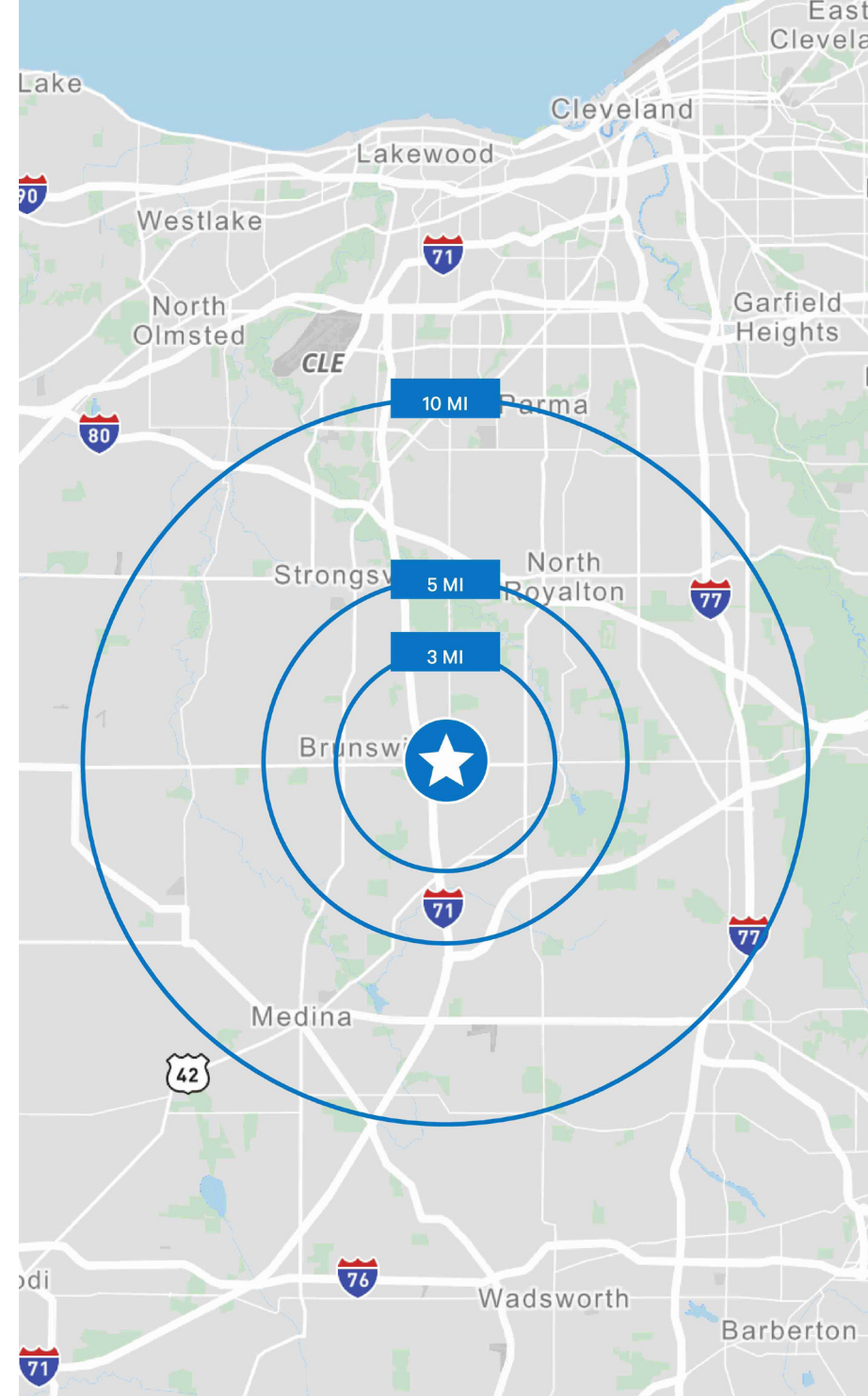
**NORTH**





# 2025 Area Demographics

	3 Miles	5 Miles	10 Miles
Population	36,735	79,724	298,493
Population 25 & Over	26,739	57,835	220,095
Daytime Population	29,670	58,725	273,067
Businesses	1,109	1,938	10,792
Employees	12,038	19,339	125,846
Households	14,755	31,363	123,315
Avg. HH Income	\$117,443	\$125,873	\$128,700
Avg. Housing Value	\$311,688	\$335,196	\$336,669



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## CONTACTS

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