

PRIME AIRPORT-AREA INDUSTRIAL BUILDING FOR LEASE

4725 Manufacturing Road, Cleveland, OH 44135



JEREMY STEIGER, SIOR

216.559.9090

jsteiger@lee-associates.com

ABRAM SCHWARZ, SIOR

216.282.2210

aschwarz@lee-associates.com

3601 Green Road, Suite 320, Beachwood, OH 44122 | 216.282.0100 | www.lee-associates.com/cleveland/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 25,140 SF industrial building offers excellent access to I-480, I-71, and the Ohio Turnpike, just minutes from Cleveland Hopkins International Airport. The property features functional warehouse and office space, ample parking, and easy truck access. Ideal for light manufacturing, warehousing, or service operations seeking a well-connected location in Cleveland's Airport submarket.

PROPERTY HIGHLIGHTS

- New LED Lighting
- 1000 Amps of Power / 480 Volts / 3 Phase
- Clear Heights of 14' and 18'
- Column Spacing of 25' x 30'
- Mezzanine for storage
- Refreshed Office Area
- Built in 1967 and Renovated in 1974

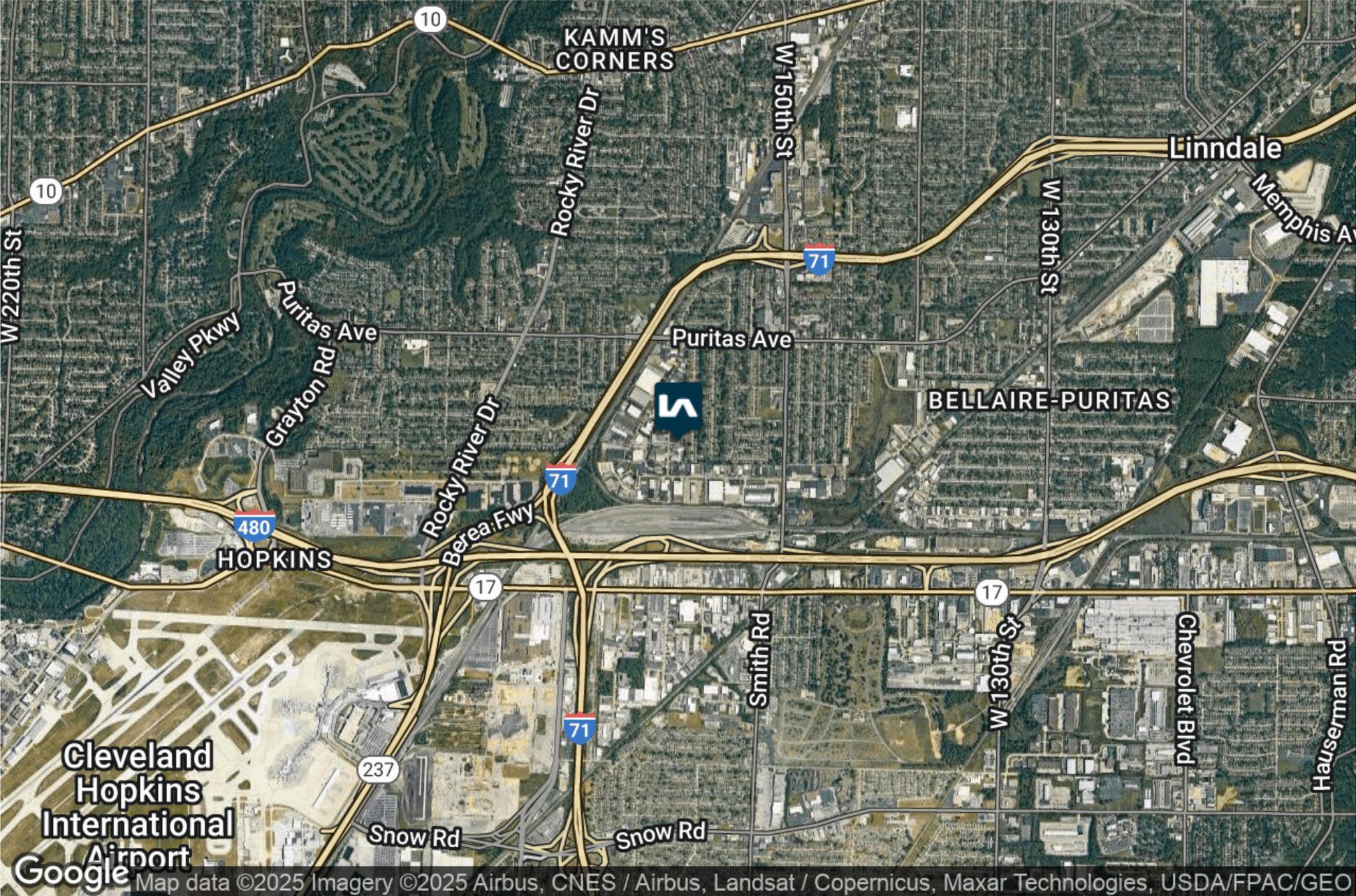
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
NNN Expenses (estimated):	\$2.00 SF/yr
Available SF:	25,140 SF
Lot Size:	1.14 Acres
Building Size:	25,140 SF

PRIME AIRPORT-AREA INDUSTRIAL LOCATION

4725 Manufacturing Road, Cleveland, OH 44135



Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRIME AIRPORT-AREA INDUSTRIAL LOCATION

4725 Manufacturing Road, Cleveland, OH 44135

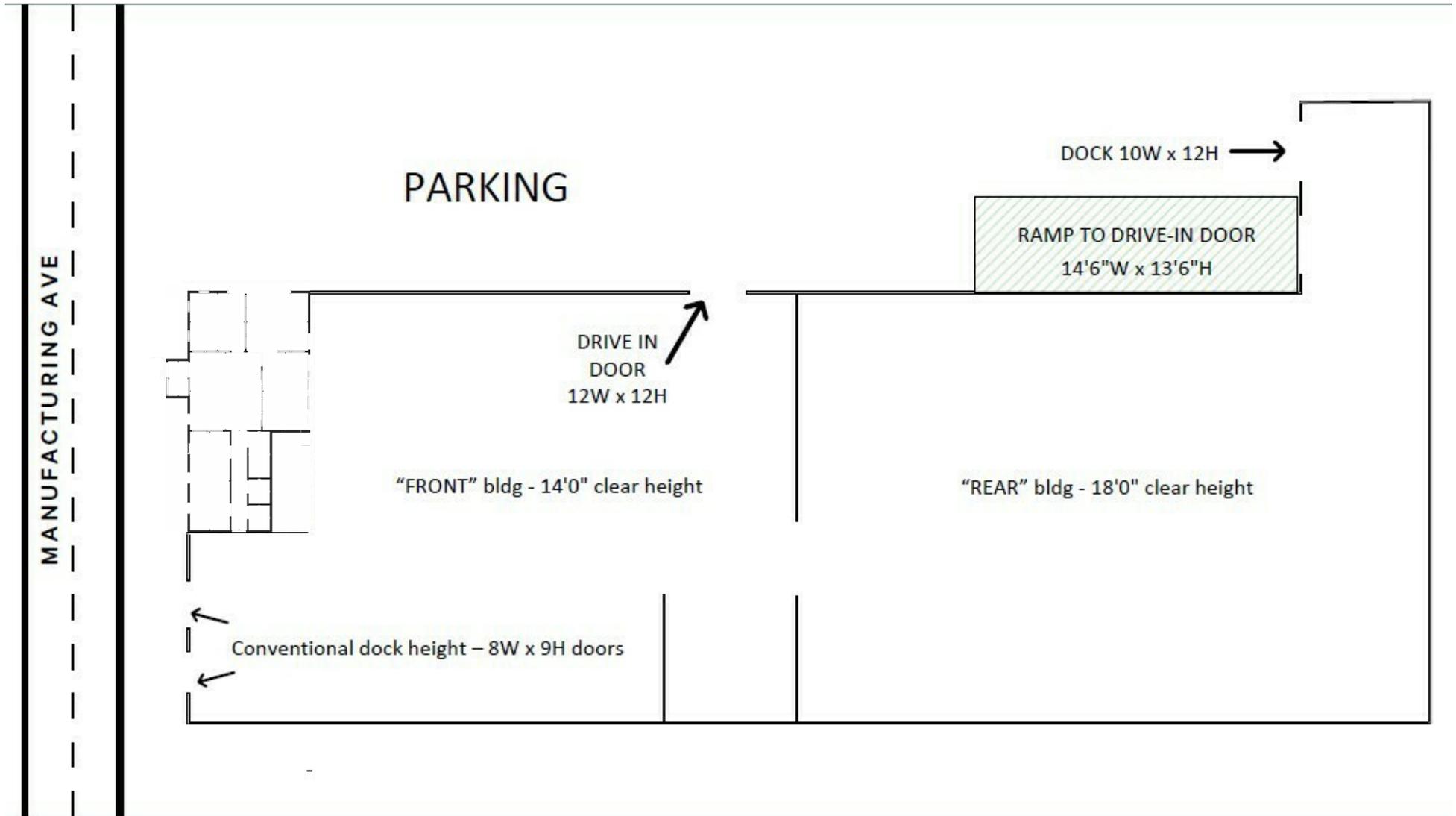
ADDITIONAL PHOTOS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRIME AIRPORT-AREA INDUSTRIAL LOCATION
4725 Manufacturing Road, Cleveland, OH 44135

FLOOR PLAN



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PRIME AIRPORT-AREA INDUSTRIAL LOCATION

4725 Manufacturing Road, Cleveland, OH 44135

For additional information, contact:

Abram Schwarz, SIOR

Partner

216.282.2210

aschwarz@lee-associates.com

Jeremy Steiger, SIOR

Principal

216.559.9090

jsteiger@lee-associates.com



3601 Green Road, Suite 320, Beachwood, OH 44122 | 216.282.0100 | www.lee-associates.com/cleveland/

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.