

Space Available

8,000 – 55,925 SF

FOR LEASE

Warehouse & Flexible Manufacturing Space

357 Washington Street,
Chardon, Ohio 44024



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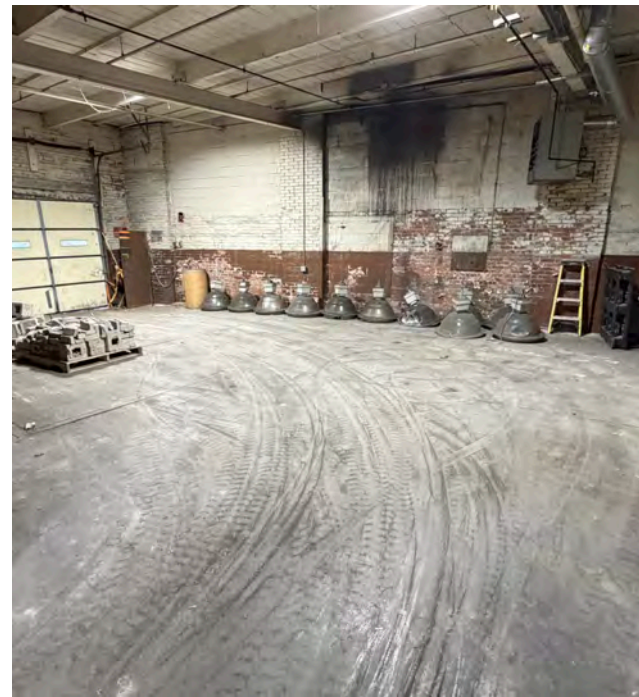
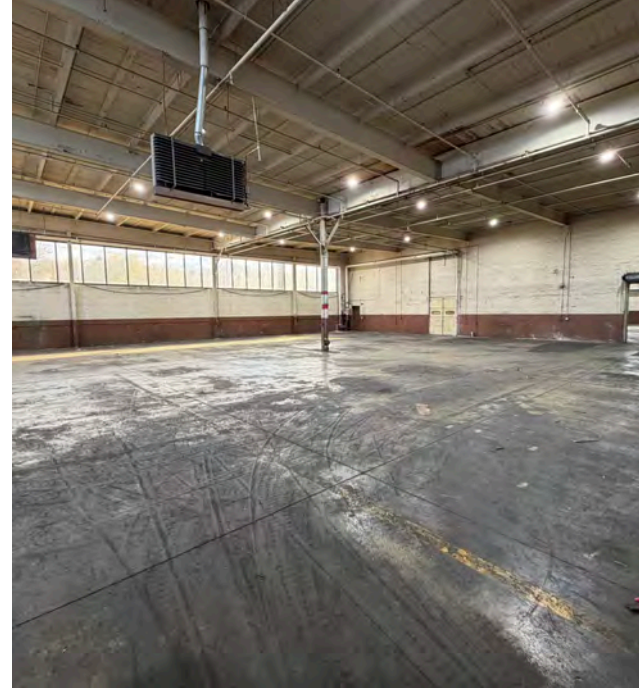


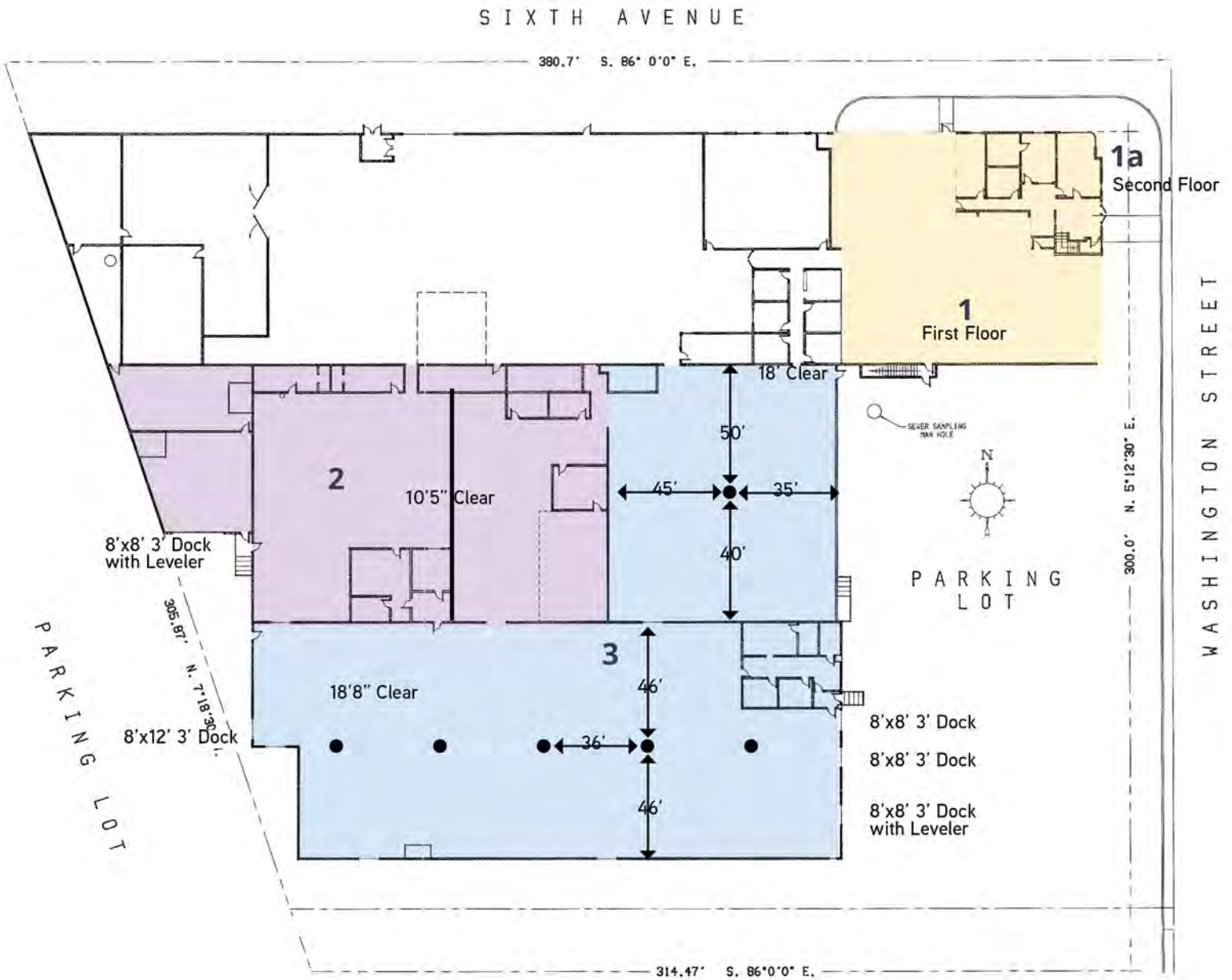
Located in Chardon, Ohio, this versatile multi-tenant industrial property provides a range of adaptable unit configurations designed to accommodate a wide variety of operational needs. The building offers functional, well-located space supported by solid industrial amenities, making it suitable for both growing and established users. Multiple unit combinations are available, allowing tenants to tailor their footprint by combining adjoining spaces to create an efficient layout that aligns with their business requirements. As a result, the property is well suited for uses such as warehousing and distribution, light industrial operations, or as a regional hub for business services, trades, household services, or supply-oriented companies seeking convenient access and operational flexibility.

PROPERTY HIGHLIGHTS

- Clerestory windows along the walls provide natural light
- Heavy power
- Nearby amenities
- Pro-business community

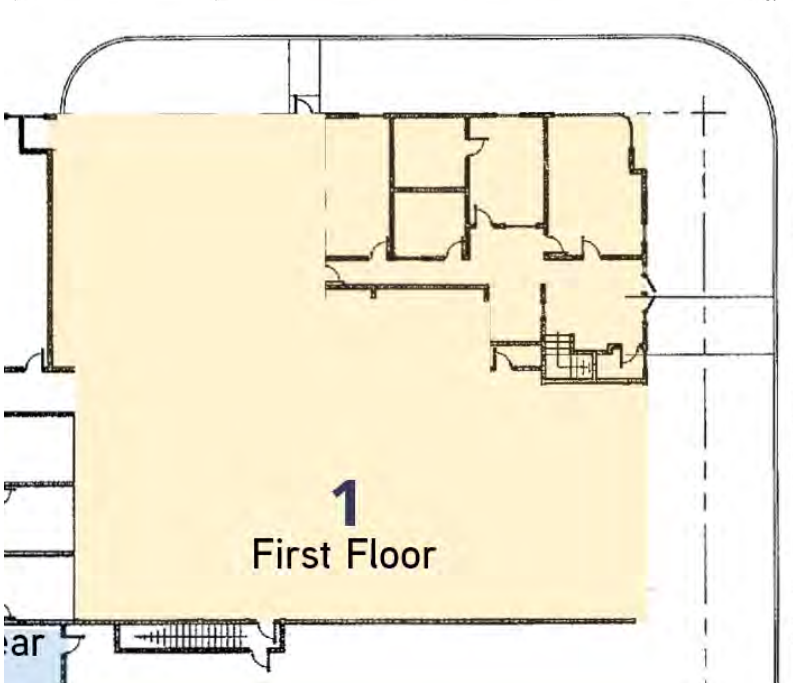
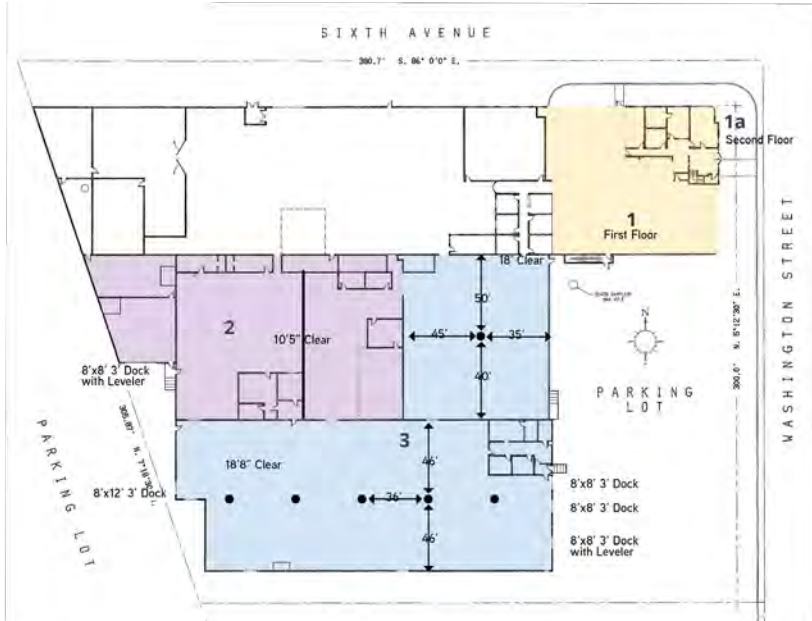
Address	357 Washington Street Chardon, OH 44024
County	Geauga
Zoning	I-WTTO Industrial - Wireless Telecommunications Tower
RBA	78,166
Available SF	8,000 - 55,925
Office SF	1,250 - 2,550
Warehouse SF	6,750 - 45,375
Year Built	1961
Clear Height	18'8"; 18'; 10'5"
Docks	Five (5)
Drive-Ins	1 (Additional To Suit)
Column Spacing	Varies (See Plan)
Power	400A 240V; 250A 480V
Office HVAC	Yes
Warehouse Heat	Gas-fired forced air
Sprinklers	Wet
Lighting	LED





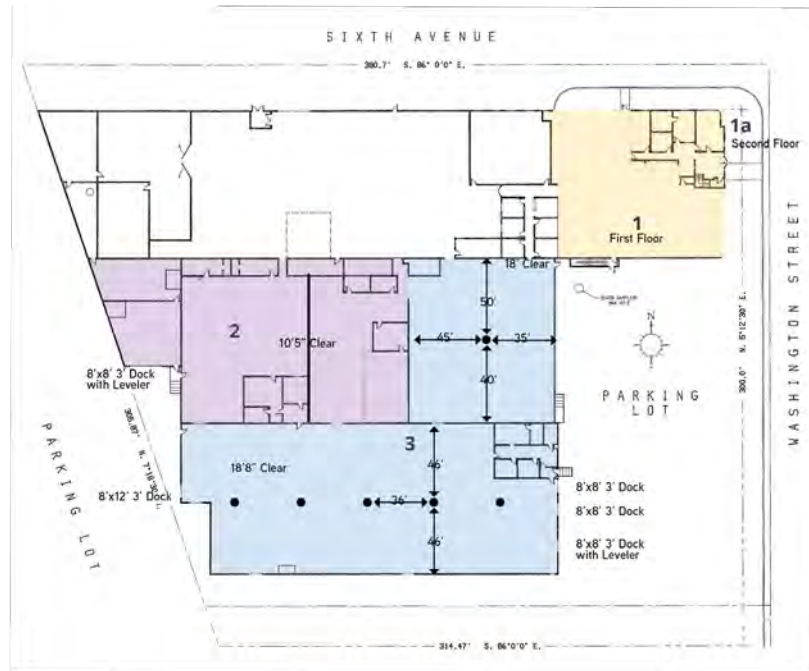
Building Information

Unit	Floor	SF Available	Office	Warehouse	Clear Height	Lease Rate
1	1st	8,000	1,250	6,750	12'	\$5.50/SF Gross
1a	2nd	8,000	8,000	0	n/a	Negotiable
2	1st	12,425	0	11,575	10'5"	\$3.95/SF Gross
3	1st	27,500	1,300	26,200	18'	\$5.25/SF Gross
Total		55,925				

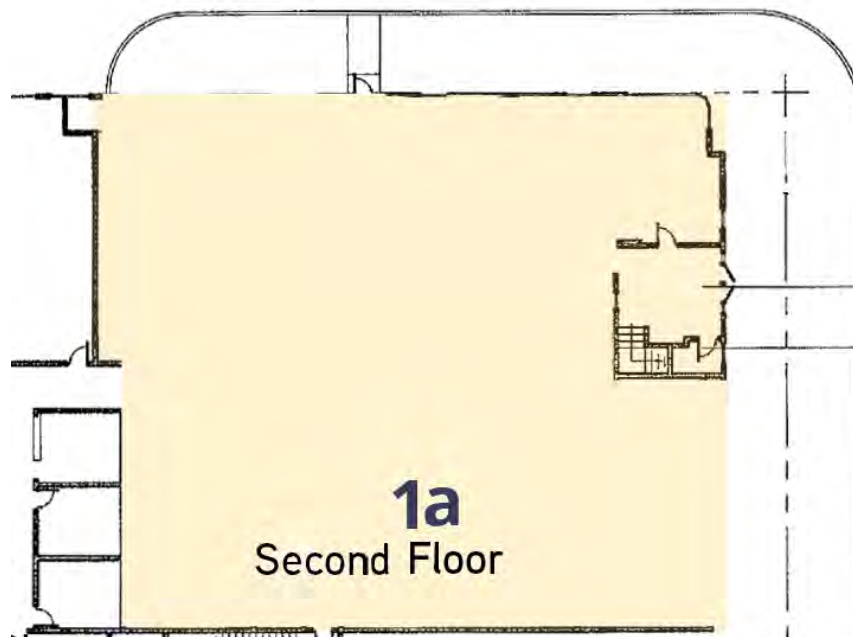


Unit Specifications

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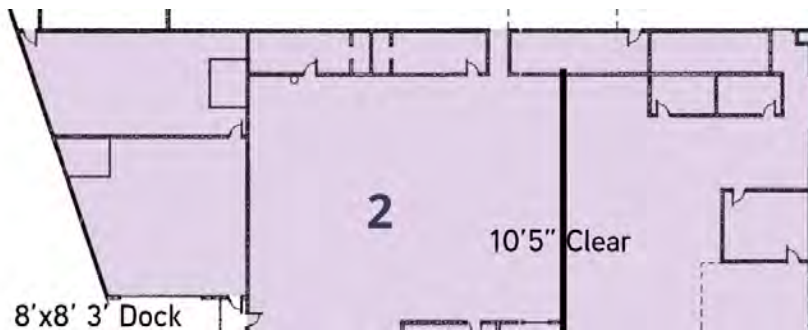
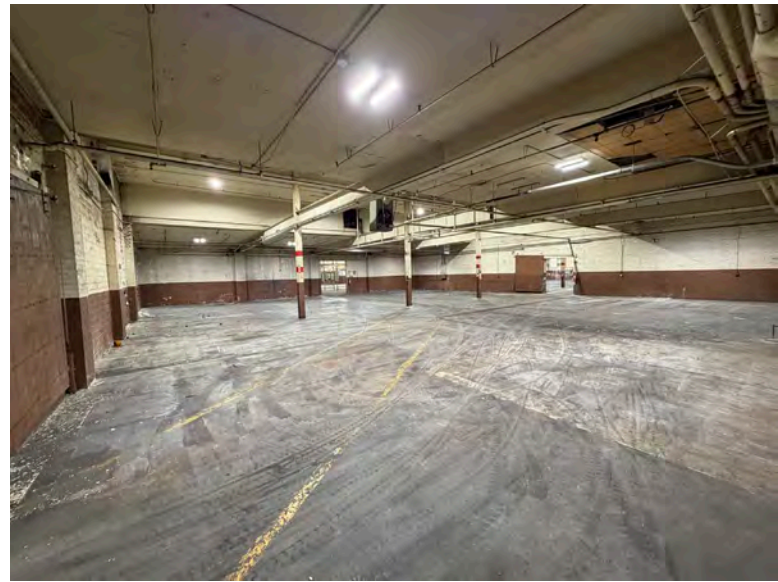
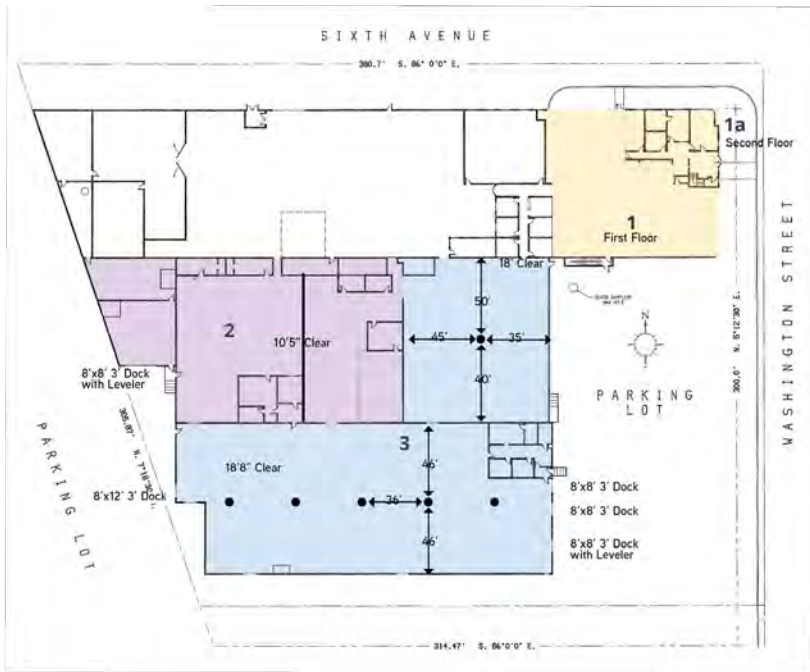


- 8,000 SF office space in shell condition.
- Accessed via two (2) stairways.
- No elevator access..



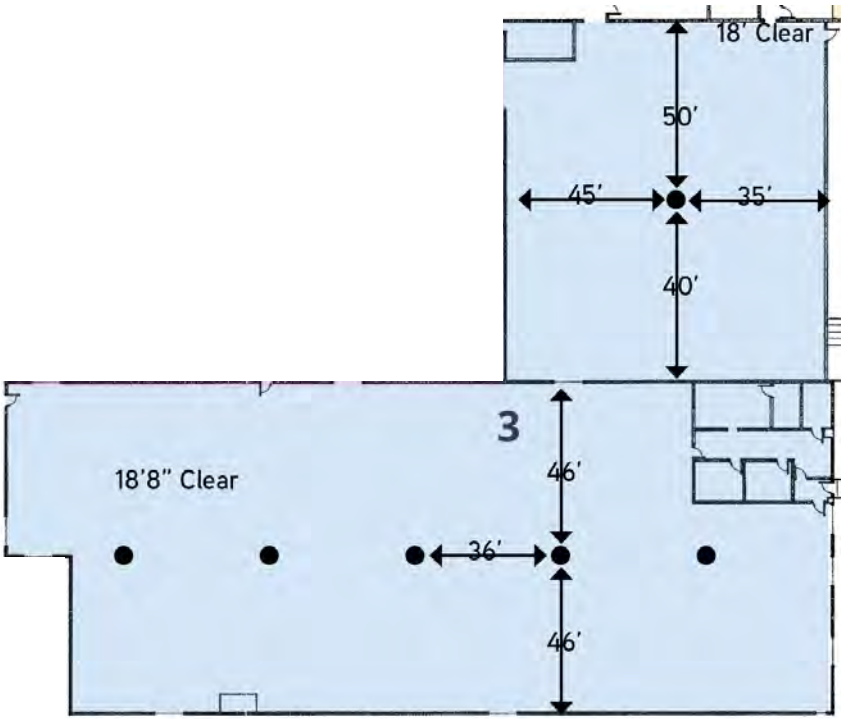
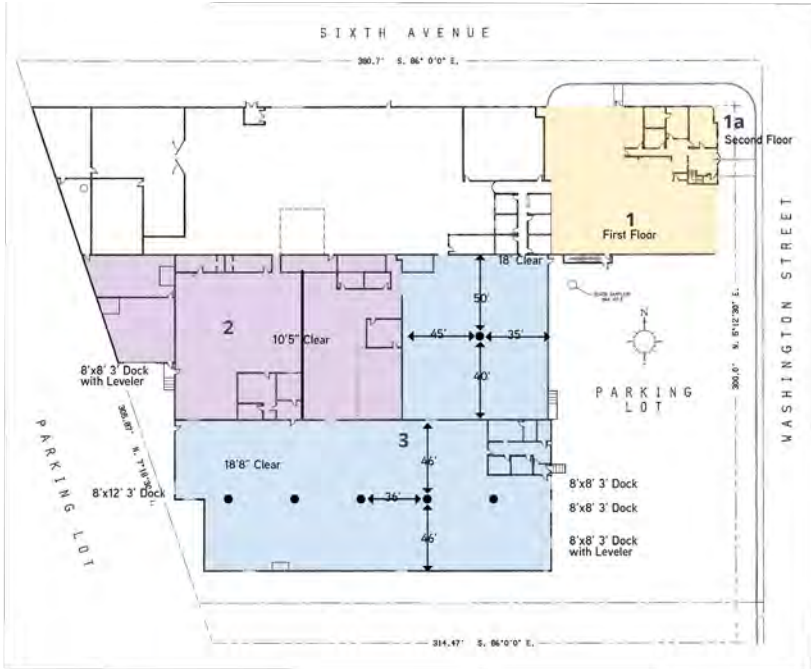
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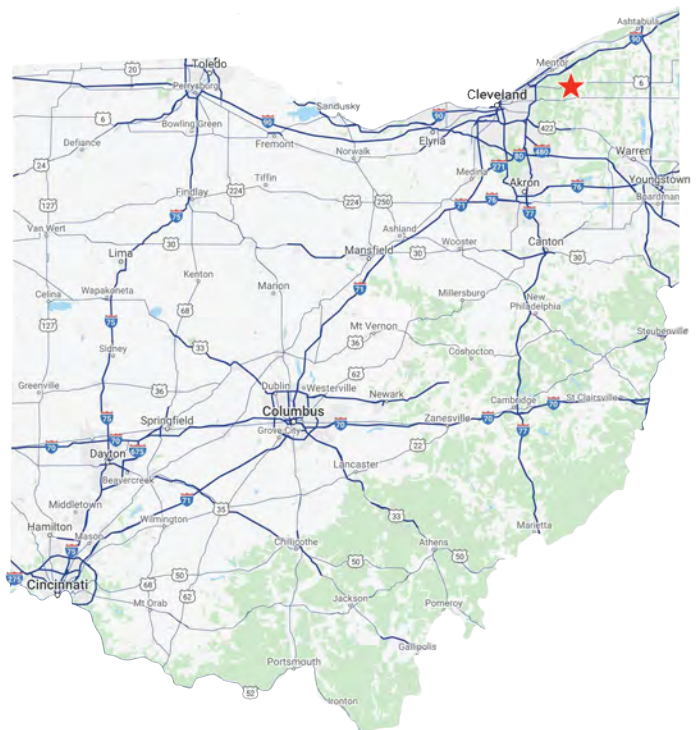


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City	Distance	Drive time
Cleveland	35.7 Miles	40 Min
Akron	49.8 Miles	1 Hour 1 Min
Youngstown	53.5 Miles	1 Hour 7 Min
Pittsburgh	120 Miles	2 Hour 6 Min
Toledo	149 Miles	2 Hour 23 Min
Columbus	164 Miles	2 Hour 37 Min
Cincinnati	270 Miles	4 Hour 9 Min





View the Market





View online at [357 Washington Street](#)



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