

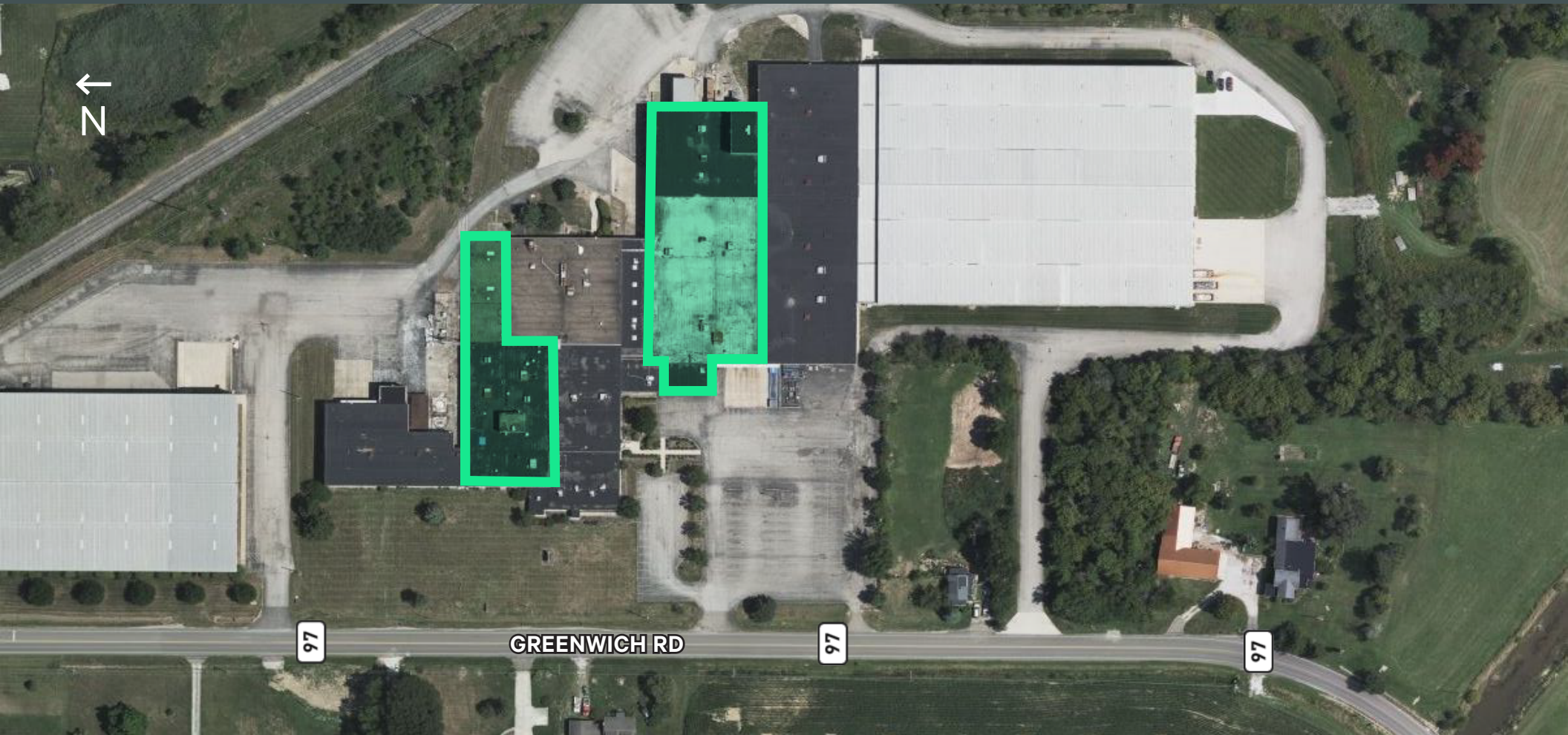
For Lease

CBRE

Warehouse & Shop Spaces

Clean, Functional Spaces with Heavy Power
and Great Highway Access

286 W Greenwich Road
Seville, Ohio 44273



Warehouse & Shop Spaces

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Property Highlights

- + **±1.4 Miles** to I-76,
±3 Miles to I-76/I-71 Interchange
- + Building is Fully Sprinklered with Heavy Power (480V) and Ample Parking
- + Professionally Managed and Maintained
- + Building neighbors include MODLOGIQ, ToVee, PT Tech, and Stellar Automotive
- + **Low Operating Expenses: \$1.57 (2024 Est.)**



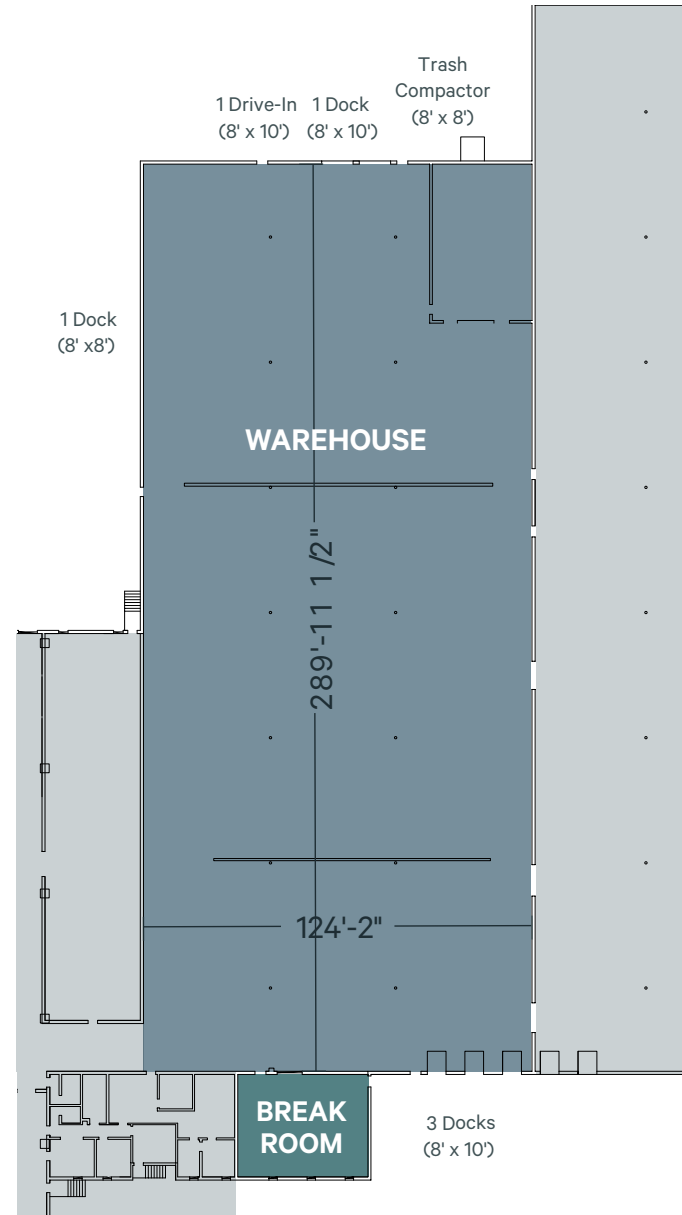
UNIT	LL	UL
Description	Warehouse / Distribution	Warehouse / Shop
Rentable SF	38,028 SF ±	16,500 SF ±
Office SF	1,068 SF ± Break Room <i>Additional Office To-Suit</i>	1,500 SF ±
Warehouse SF	36,960 SF ±	Warehouse: 12,000 SF ± Shop: 3,000 SF ±
Docks	Five (4 – 8'x10', 1 – 8'x8') Trash Compactor (8' x 8')	One (8' x 8') <i>Additional To Suit</i>
Drive-Ins	One (8' x 10')	<i>To Suit</i>
Clear Height	18'7"	Warehouse: 16'9" Shop: 11'10"
Column Spacing	41' x 41'	Clear Span (40'–50' x 132')
Additional Features	Air Conditioned Break Room; Shop Offices & Restrooms; Heavy Power; Air Rotation Heating Units; New LED Lighting and Man Doors	Updated Office (New Paint, Carpet, Lighting); Clean Shop Space with Natural Light; Clear Span Shop & Warehouse Bays; Reznor Heating Units
Asking Rate	\$ 4.95 / SF NNN	\$ 5.25 / SF NNN

Floor Plan

Unit LL

±38,028 SF

- Break Room: ±1,068 SF
- Warehouse: ±36,960 SF
- Unavailable

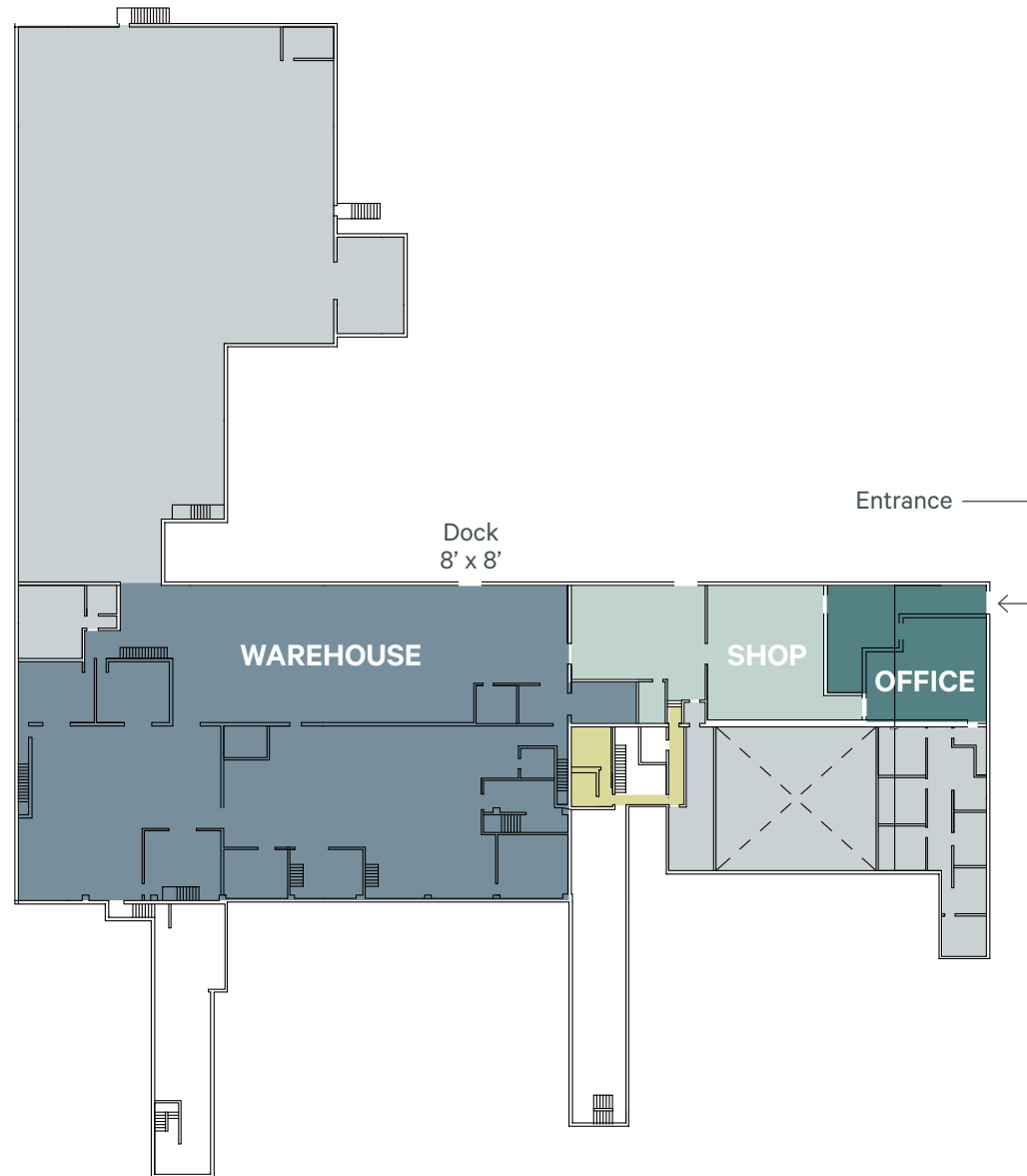


Floor Plan

Unit UL

±16,500 SF

- Office: ±1,500 SF
- Shop: ±3,000 SF
- Warehouse: ±12,000 SF
- Restrooms
- Unavailable



Office, Warehouse & Shop Available
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Unit Photos Unit LL



Office, Warehouse & Shop Available
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Unit Photos

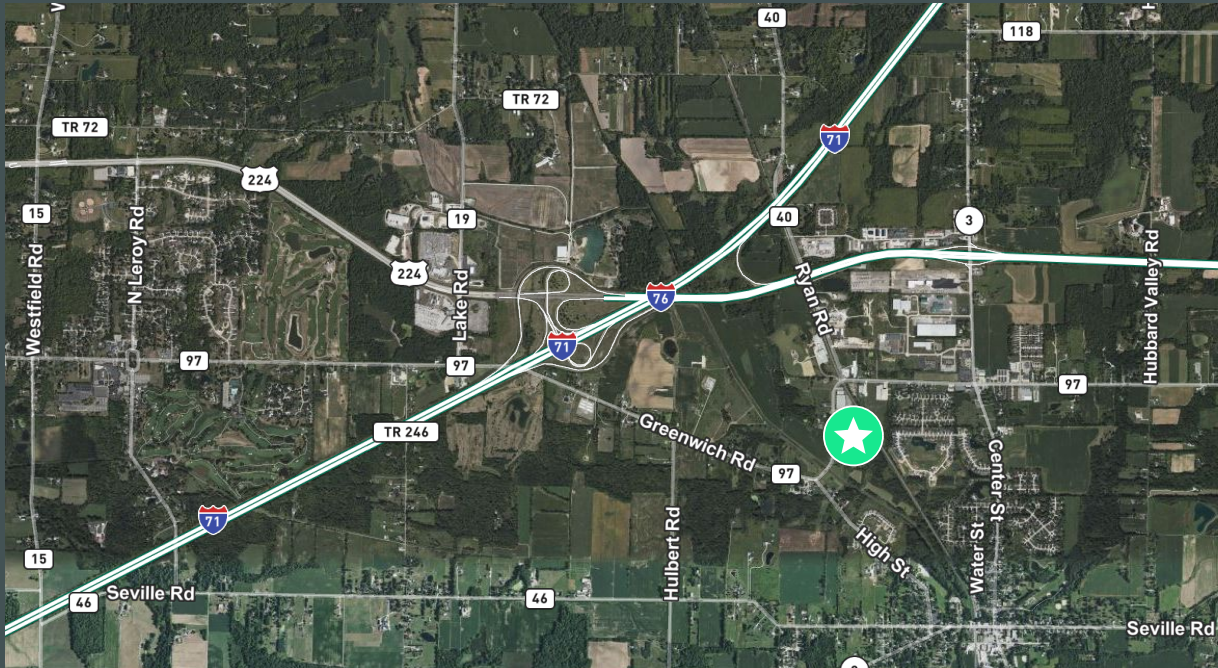
Unit UL



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Proximity to Highways



Contact Us

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Demographics

10 MILE RADIUS



120,822
2023 Population



47,687
Employees



\$109,651
Avg. Household Income



\$300,016
Avg. Housing Value



48,443
Households

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