

Industrial | For Lease

CBRE

Clear Span Warehouse with Office Space

33800 Lear Industrial Parkway
Avon, Ohio 44011

±16,600 Square Feet Situated on 1.10 Acres



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Property Overview

- + ±16,600 SF Warehouse/Office Facility
 - Warehouse: ±13,000
 - Office: ±3,600
- + Situated on 1.10 Acres
- + Clear Span Warehouse with 18' to 20' Ceiling Height
- + 1 Dock | 1 Drive-In
- + Built in 2001 (Masonry & Metal Construction)
 - 5,000 SF Addition in 2006
- + Located off of Chester Road and Nagel Road
- + Easy access to I-90 at the Nagel Road exit/entrance
- + Industrial Neighbors include: Rolleri USA, RichTech Industries, Zephyr Solutions, Ecoverse, Duraclean Restoration & Cleaning Services, and Sherwin-Williams Commercial Paint
- + Additional Neighbors include: Cleveland Clinic, Residence Inn, GetGo, Petitti Garden Centers, Menards, Duluth Trading Co, Cabela's, Target, The Home Depot, Costco, and more.

\$7.50/SF NNN

Lease Rate

2024 QUICK DEMOGRAPHICS

5 Mile Radius



109,165
POPULATION



43,701
HOUSEHOLDS



\$152,167
AVERAGE HH INCOME



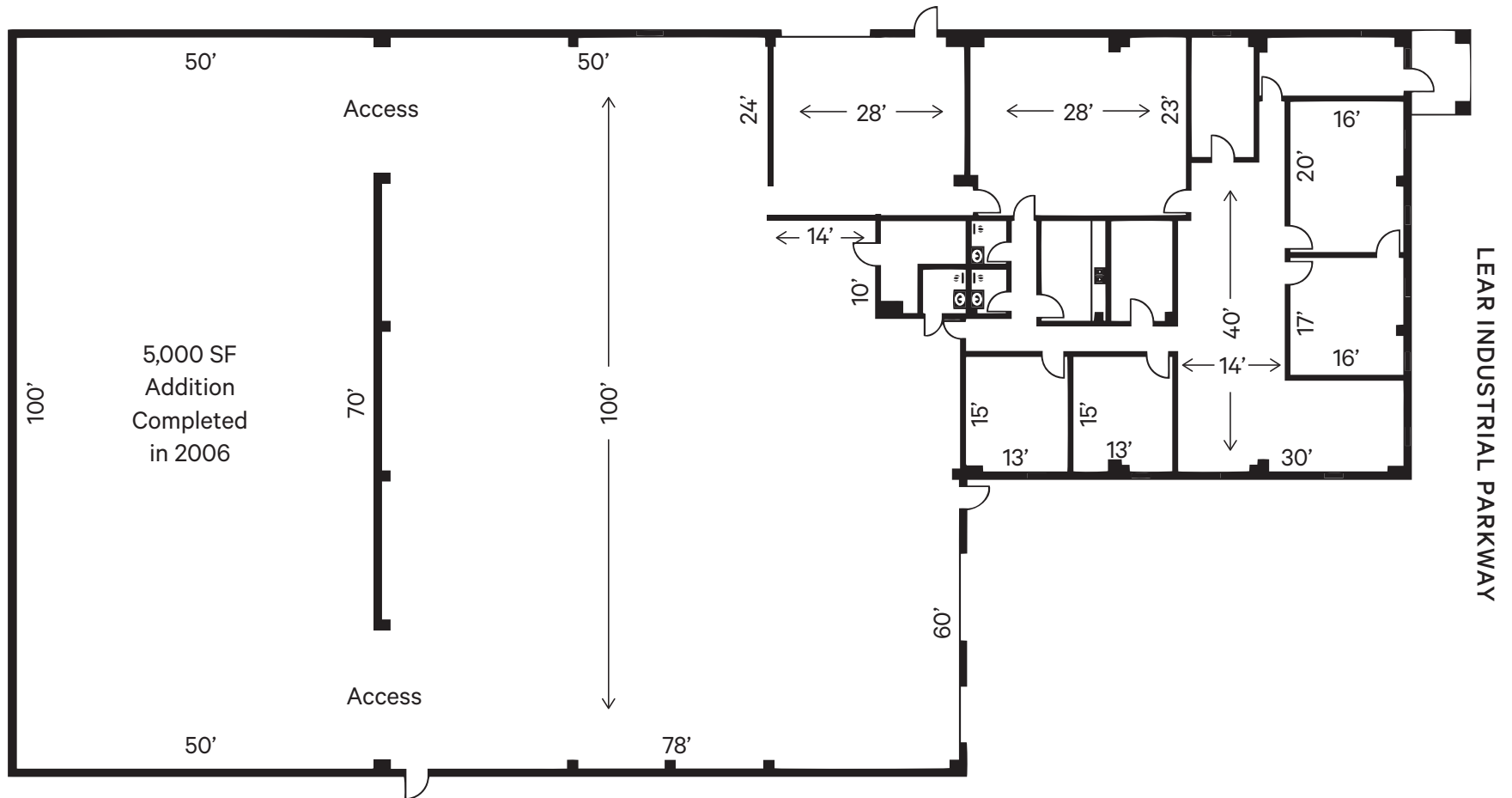
109,691
DAYTIME POPULATION



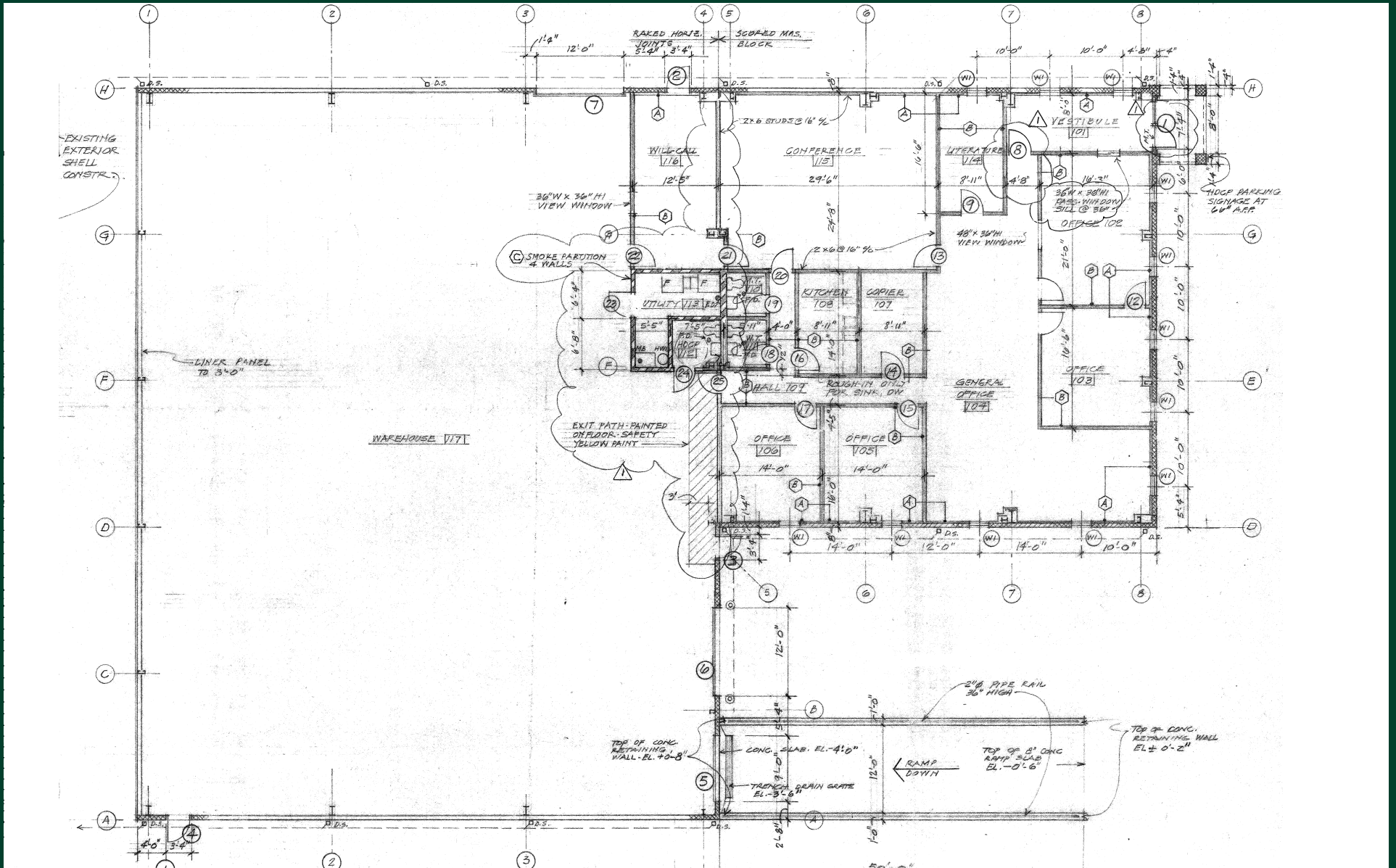
61,614
2024 EMPLOYEES



Floor Plan



Floor Plan



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Interior Photos | Warehouse



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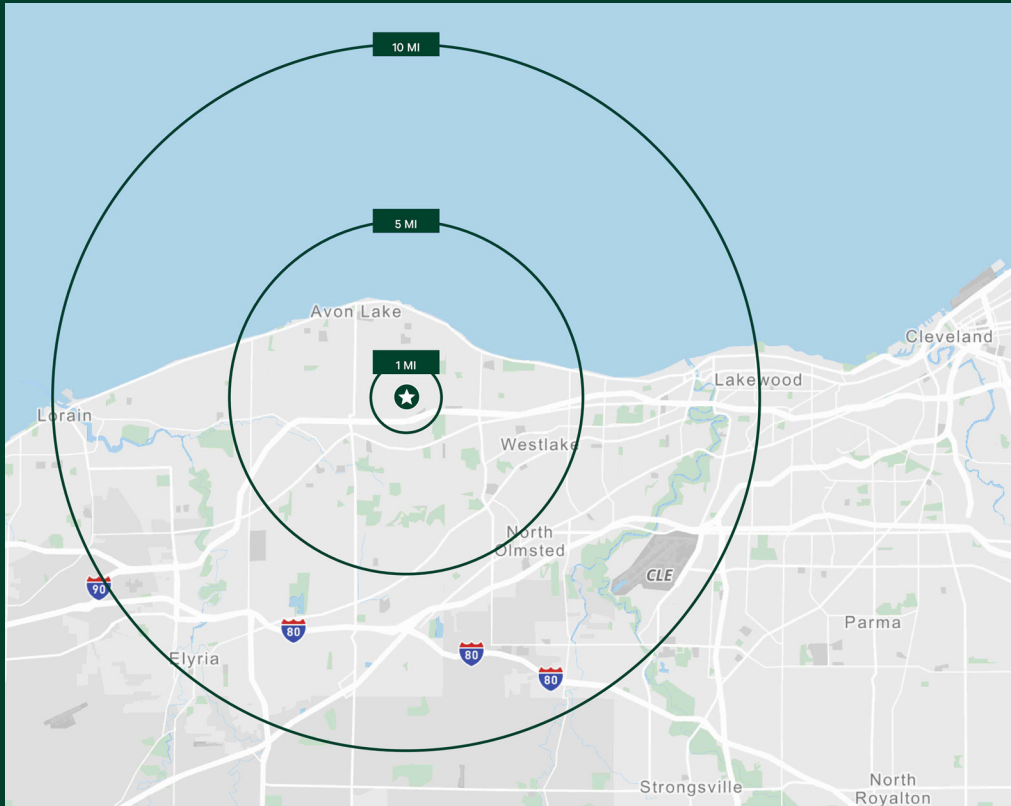
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Interior Photos | Office



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Area Demographics

Category	1 Mile	5 Miles	10 Miles
2024 Population	2,353	109,165	379,833
2029 Population Estimate	2,369	109,141	377,123
2024 Daytime Population	5,501	109,691	356,556
2024 Businesses	188	4,116	13,348
2024 Employees	4,038	61,614	192,040
2024 Households	925	43,701	162,472
2024 Avg. HH Income	\$157,894	\$152,156	\$113,116
2024 Median HH Income	\$131,856	\$111,320	\$79,801
2024 Avg. Housing Value	\$395,133	\$377,872	\$295,692
2024 Median Housing Value	\$376,081	\$343,263	\$255,442

Contact Us

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