

Available

26025 1st Street
Westlake, OH 44145

408,251 Total SF
Class A Distribution Center



25'

Clear Height

51

Dock Doors

21

Acres

.5

Miles to I-90

Owner:

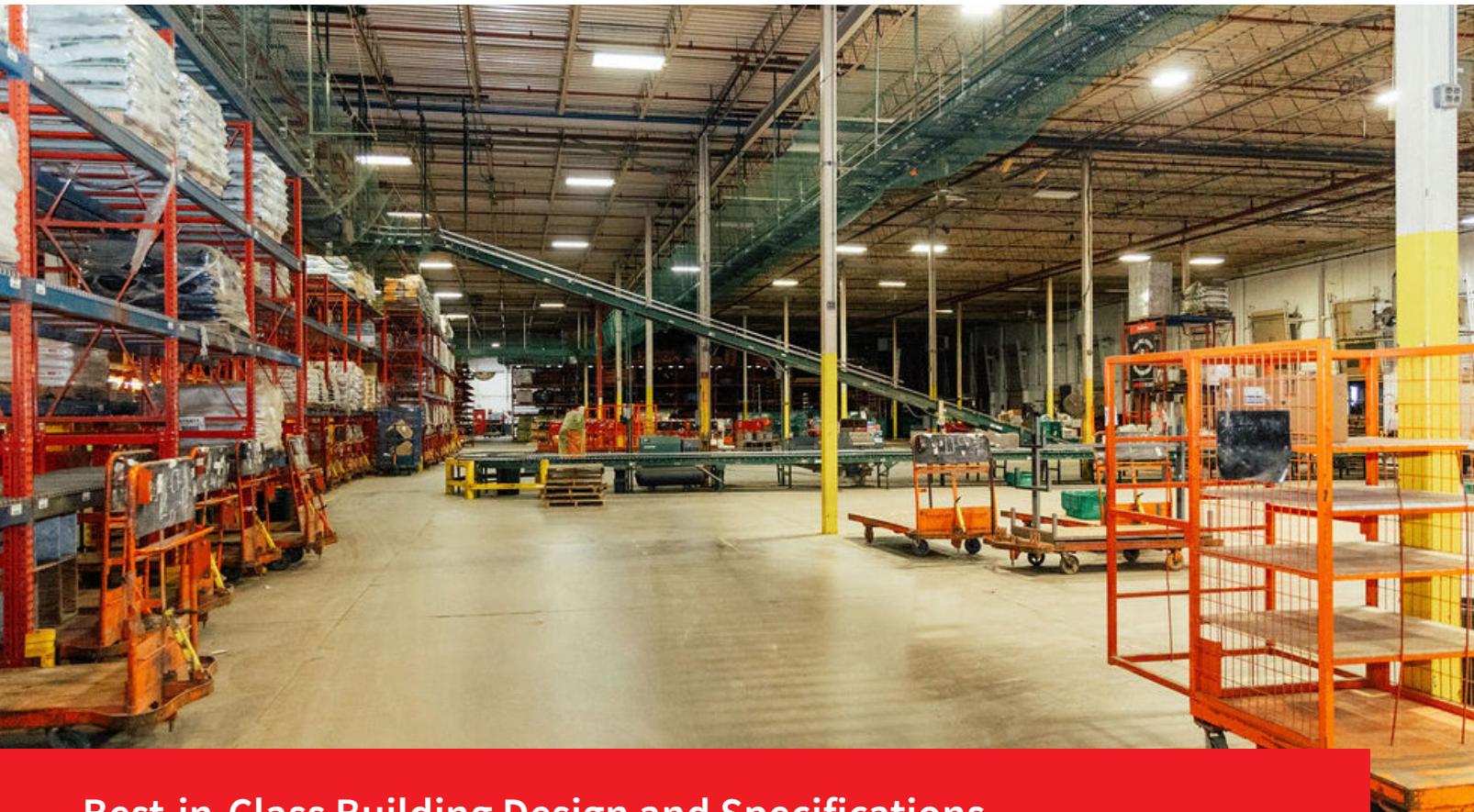
W. P. CAREY

Leasing Inquiries:

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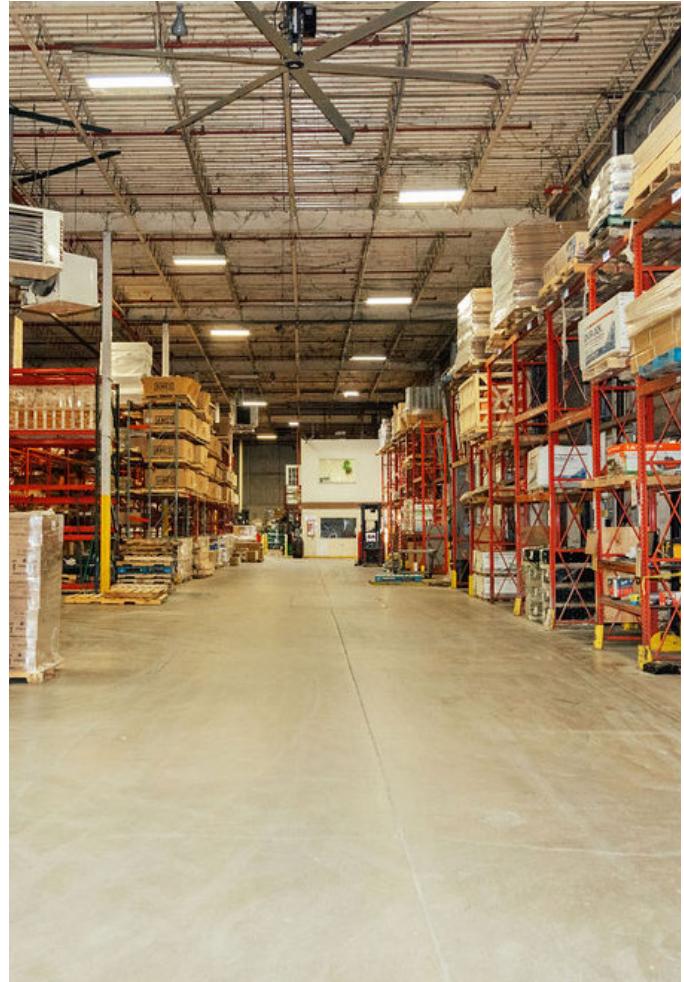


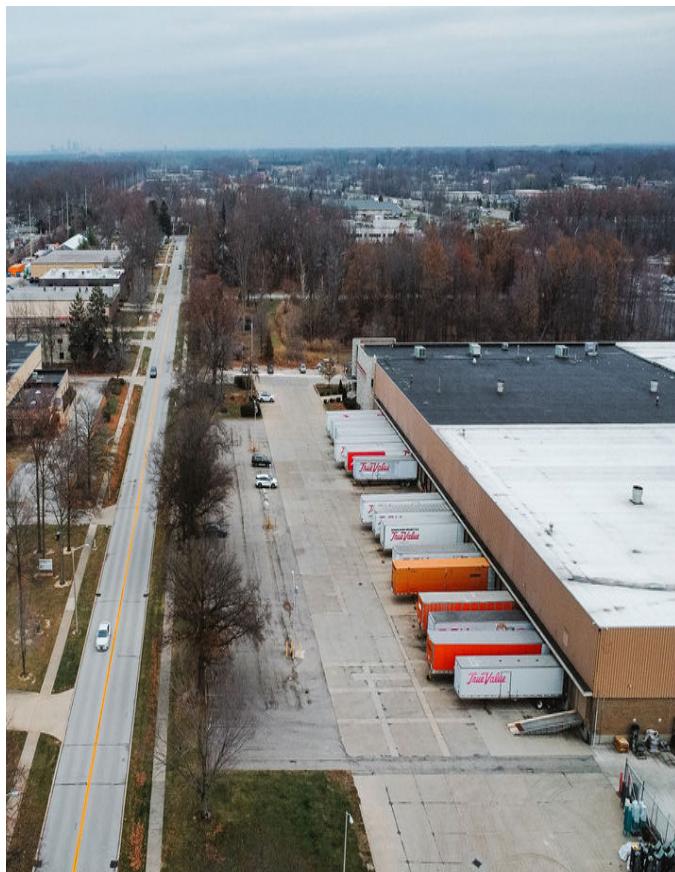
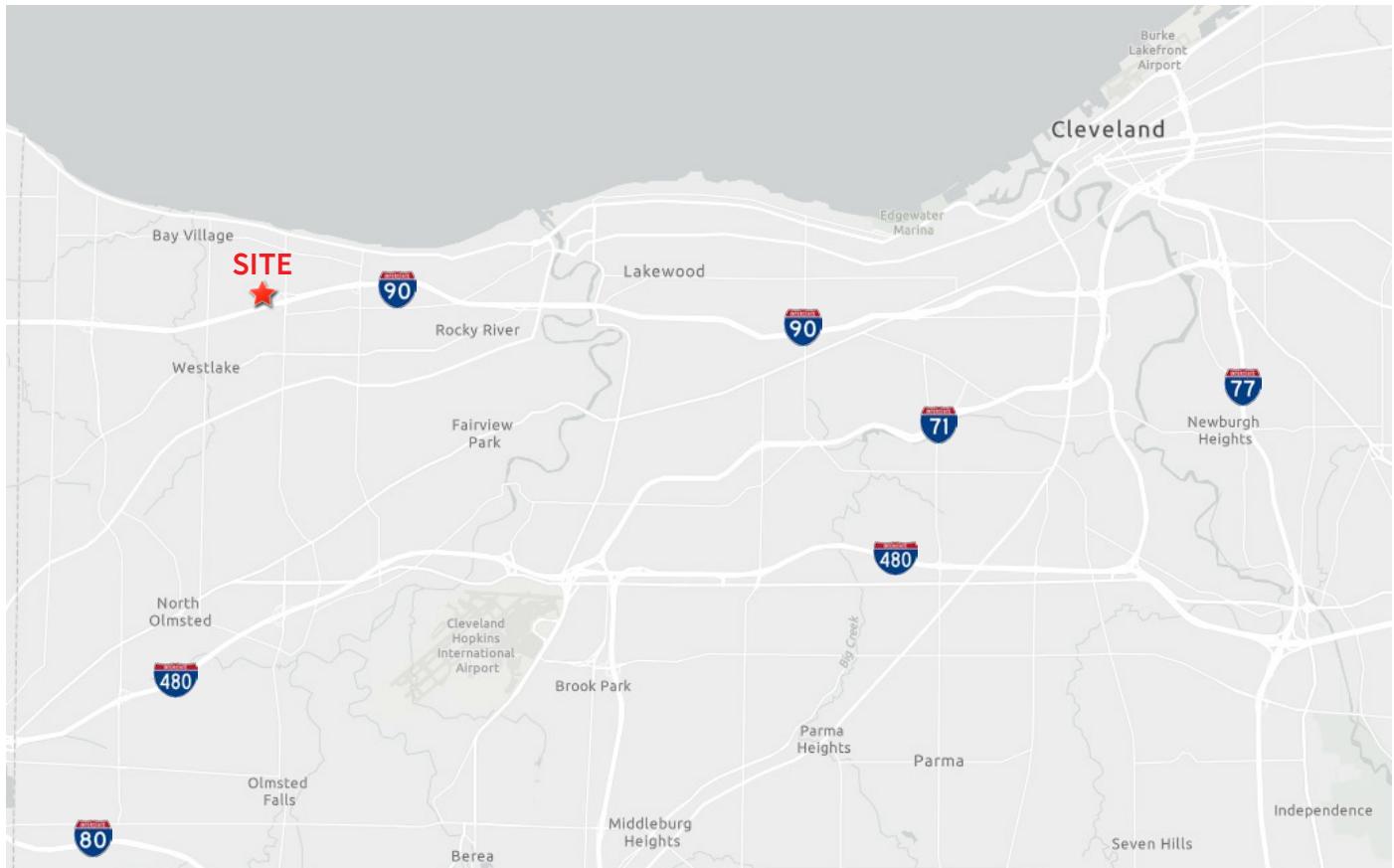
Best-in-Class Building Design and Specifications

Available SF	408,251 SF
Building Size	393,431 SF + 14,820 SF main office
Land Area	21.64 Acres
Clear Height	24.5' – 25'
Dock Doors	51 dock doors above grade, 6 at grade service bay doors
Drive-in Doors	1 drive in ramp/dock door
Dock Equipment	Dock seals, bumper guards, and mechanical levelers

Auto Parking	109 parking spaces
Trailer Spaces	127 trailer spaces
Tractor Parking	24 spaces
Truck Court*	North: 96', East: 95', South: 116', West: 97'
Transformer	1,000 kVA
Fire Protection	Wet-pipe fire sprinkler system
ESFR	Upgrade Possible
Power	2,000-amp, 277/480- volt, 3-phase, 4-wire, alternating current (AC)

* Existing conditions based on the ALTA survey. We are looking to expand this truck court as well with a new paving plan to be designed and priced.





Location Highlights

Airport

Cleveland Hopkins International Airport
8.1 Miles

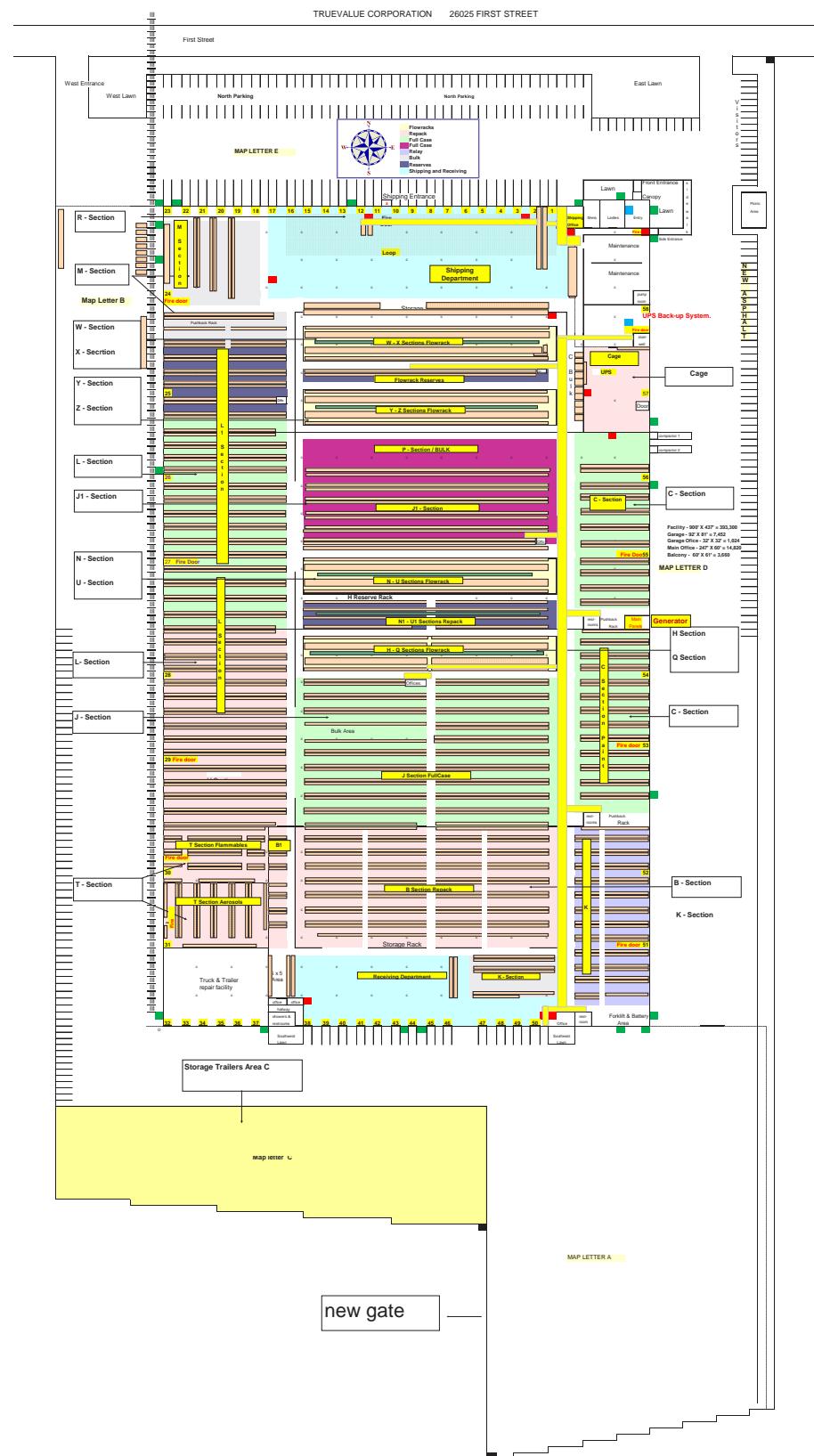
Interstates

I-90 - **0.5 Miles**
I-77 - **13.6 Miles**
I-480 - **5.2 Miles**
Ohio Turnpike - **20.0 Miles**
Fedex Hub - **14.2 Miles**
UPS Hub - **9.3 Miles**

Ports

1-miles - **13.5 Miles**

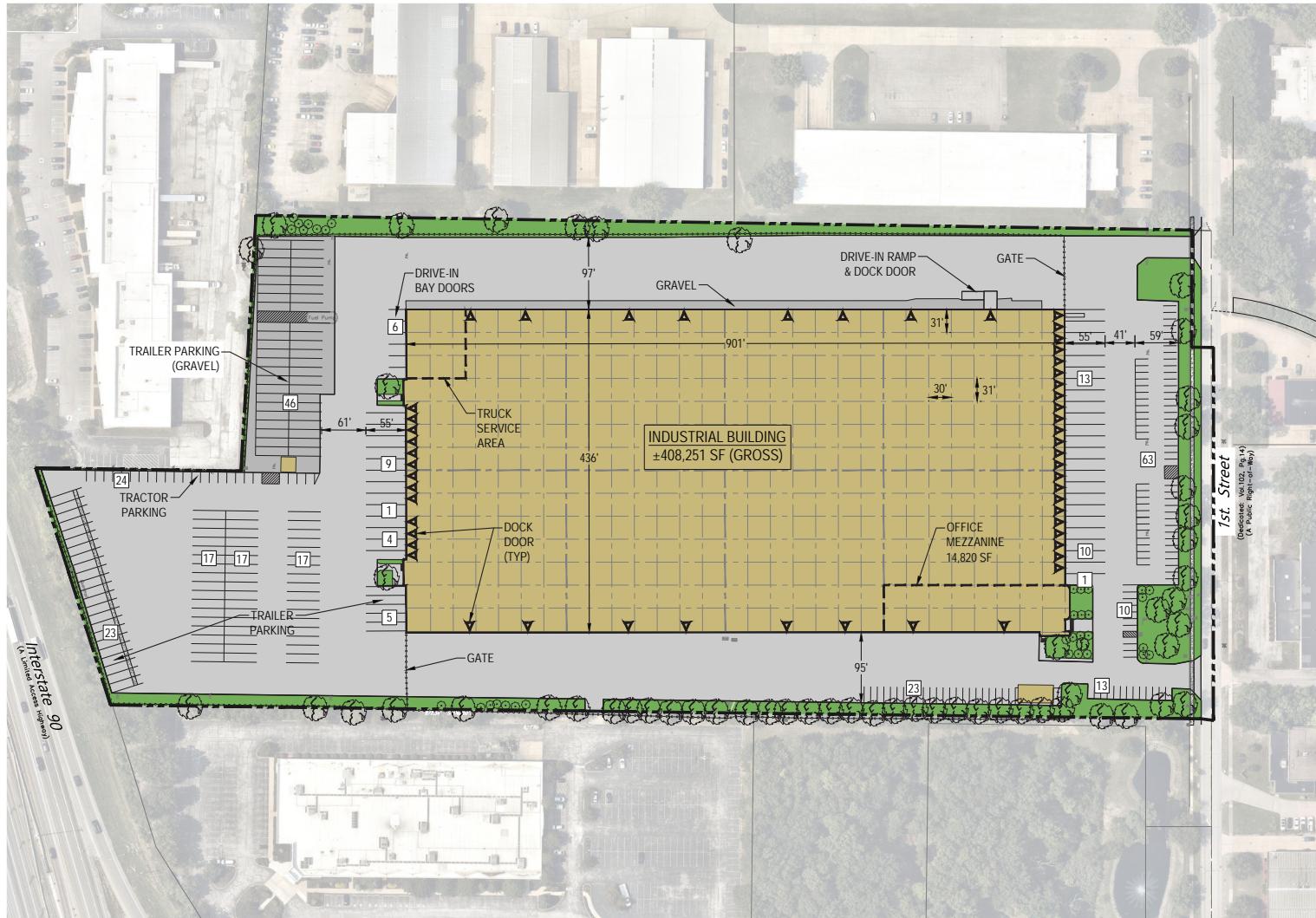
Existing Racking Layout



26025 1st Street / Westlake



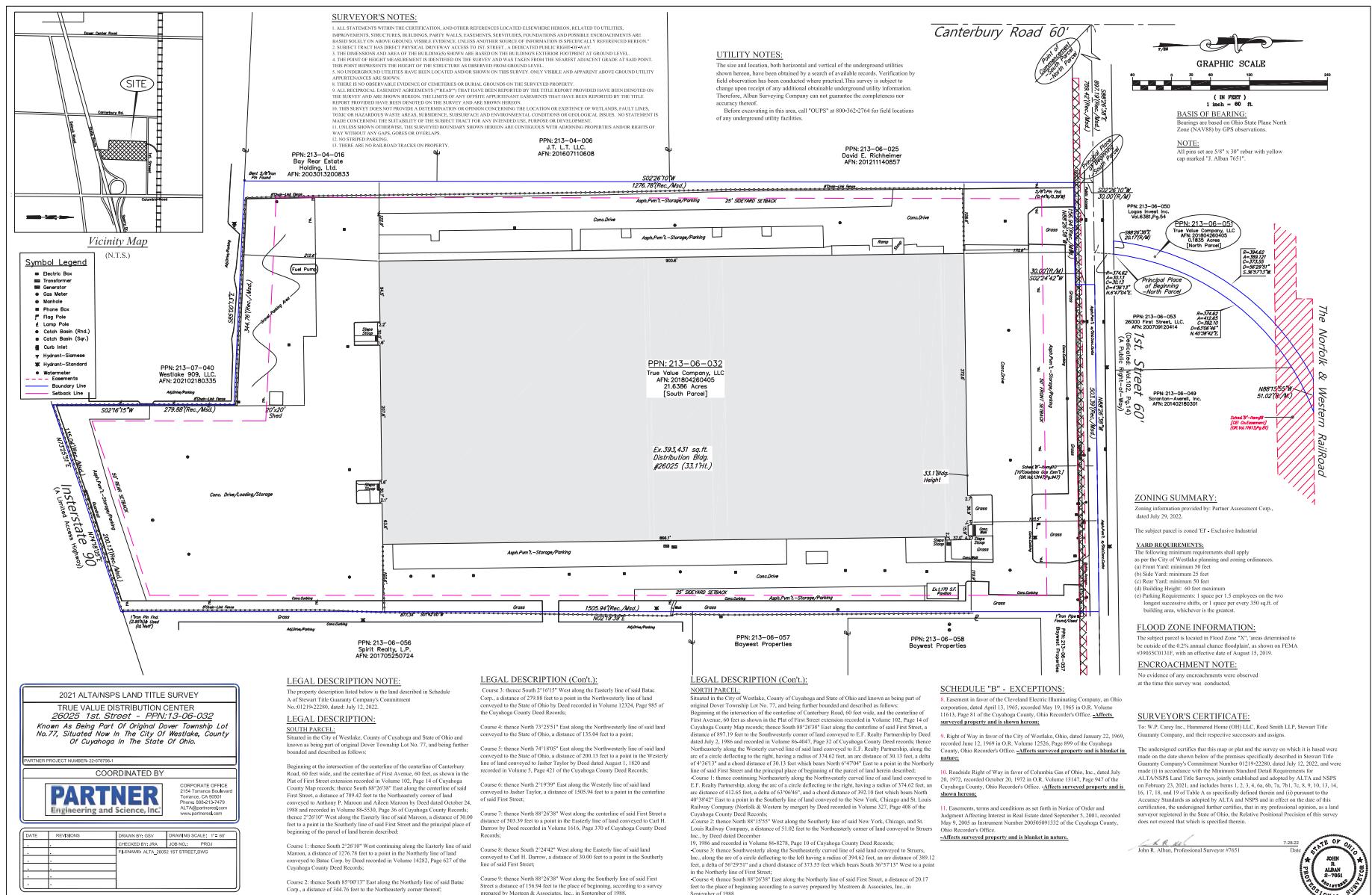
Existing Conditions Plan



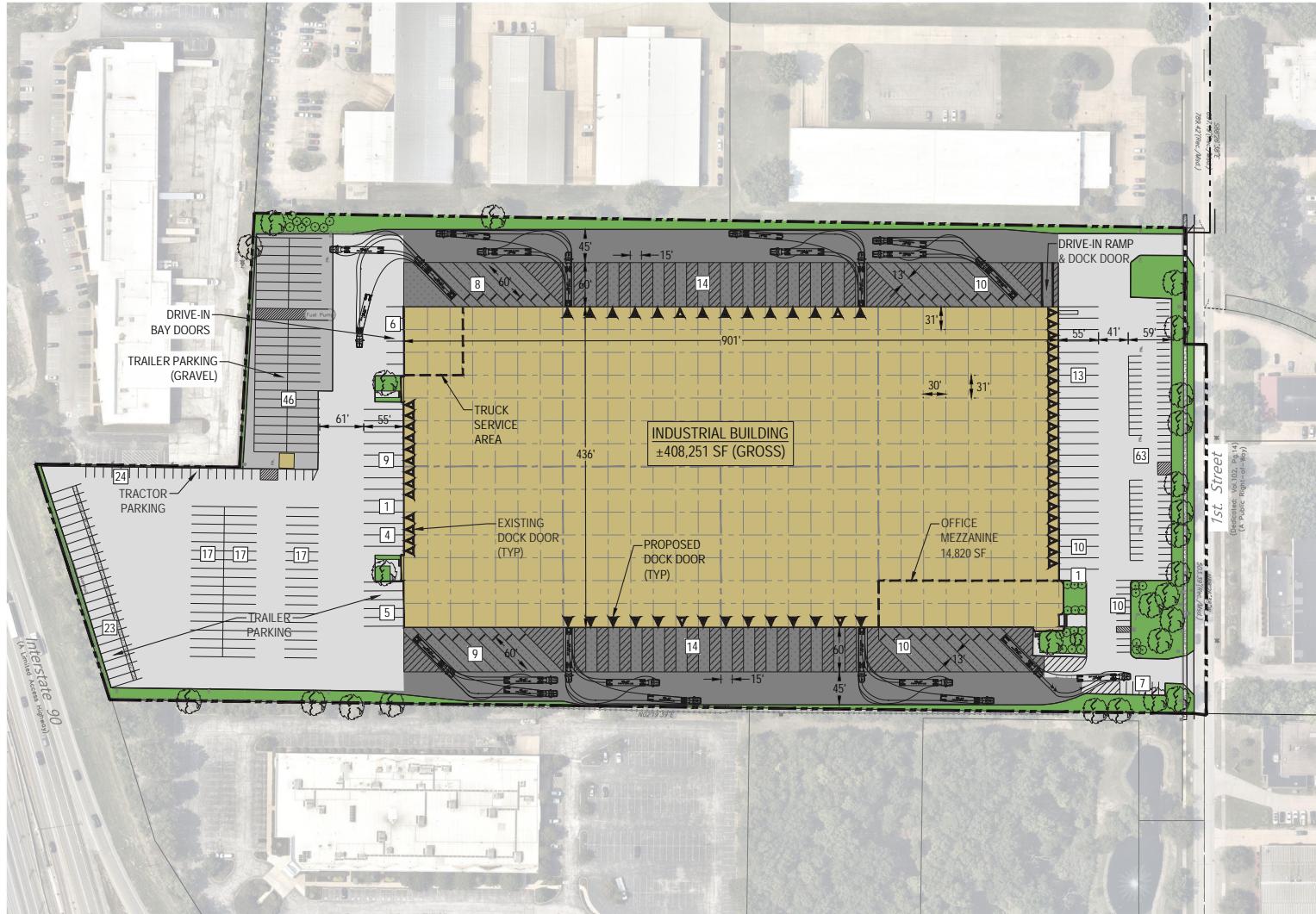
DEVELOPMENT STANDARDS	
Zoning	Jurisdiction Zoning Designation Max Height Parking Standards
Required Parking	Min Stall Size Drive Aisle 6'0" x 12' 24 FT
PROJECT DATA	Office Manufacturing Warehouse
Site Summary	Site Size Gross Site Area Stormwater Management Net Site Area
Total Building Area(s)	Footprint Office Mezzanine Gross Floor Area
Coverage F.A.R.	40.25 SF 44% Gross 0.42
Industrial Building	Footprint Office Mezzanine Gross Floor Area
Building Area(s)	393.43 SF 14,820 SF 408.25 SF
Car Parking Provided	Existing on Street Req Accessible 10 SF 6 51
Drive-in Bay Doors	1
Drive-in Ram and Push Dock	1
Trailer Parking	127 SF 24 Stalls
Notes	

1. 18 FT parking stall depth is permissible for perimeter parking so long as a 2 FT overhang is provided
2. 1 space per 1.5 employees on the two largest successive shifts, or 1 space per every 350 SF of building area, whichever is the greater

Survey



Single-Tenant Cross Dock Plan



Demographics

	1 mile	3 miles	5 miles
Total population	7,805	58,814	142,945
Daytime population	11,892	34,725	77,903
Daytime workers	8,449	34,725	77,903
Average household income	\$144,677	\$146,938	\$134,797

W. P. CAREY

Celebrating its 50th anniversary, W. P. Carey ranks among the largest net lease REITs with an enterprise value of approximately \$25 billion and a well-diversified portfolio of high-quality, operationally critical commercial real estate, which includes 1,446 net lease properties covering approximately 176 million square feet and a portfolio of 84 self-storage operating properties, as of March 31, 2023. With offices in New York, London, Amsterdam and Dallas, the company remains focused on investing primarily in single- tenant, industrial, warehouse and retail properties located in the U.S. and Northern and Western Europe, under long-term net leases with built-in rent escalations.

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