

# 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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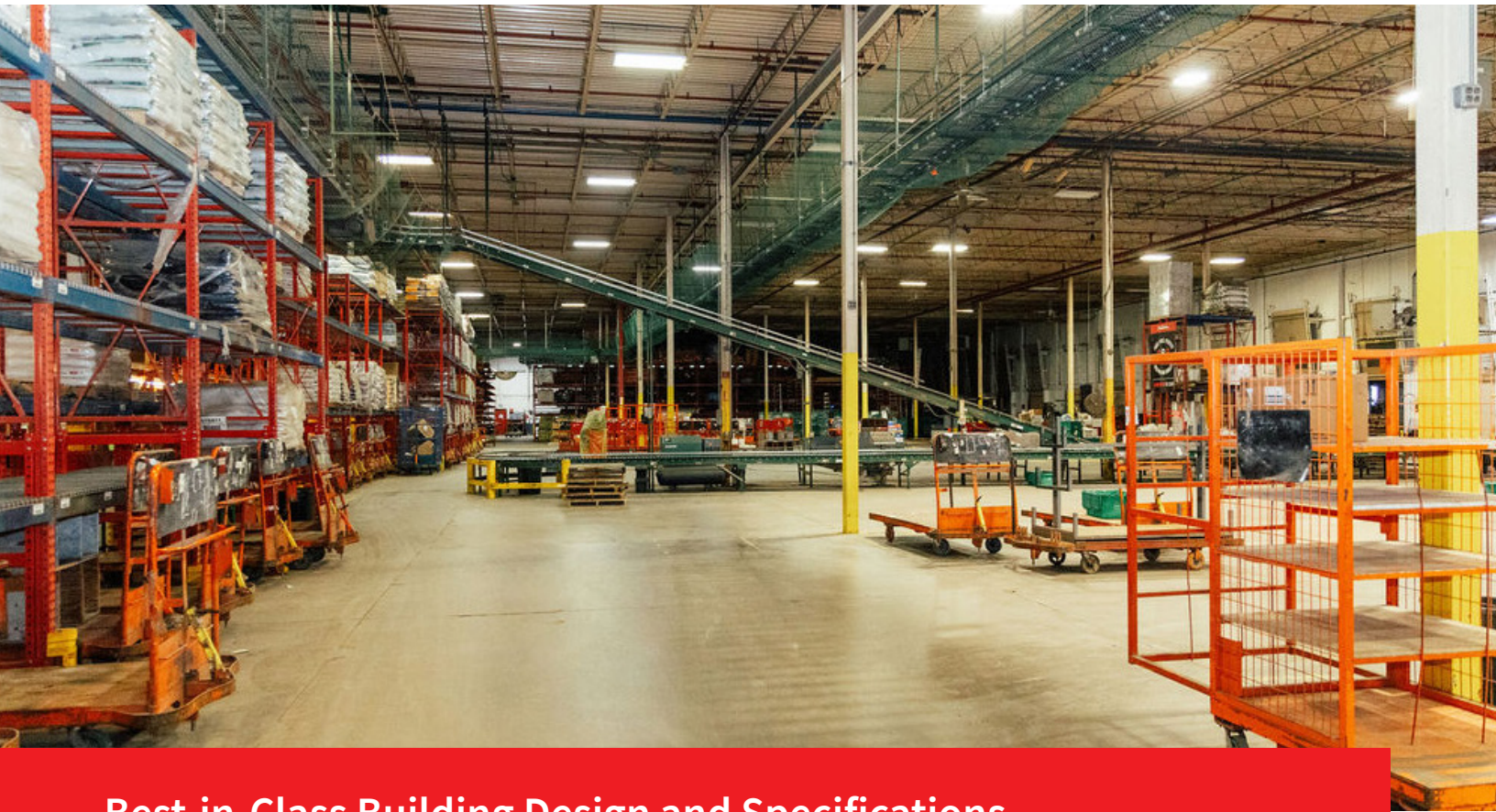
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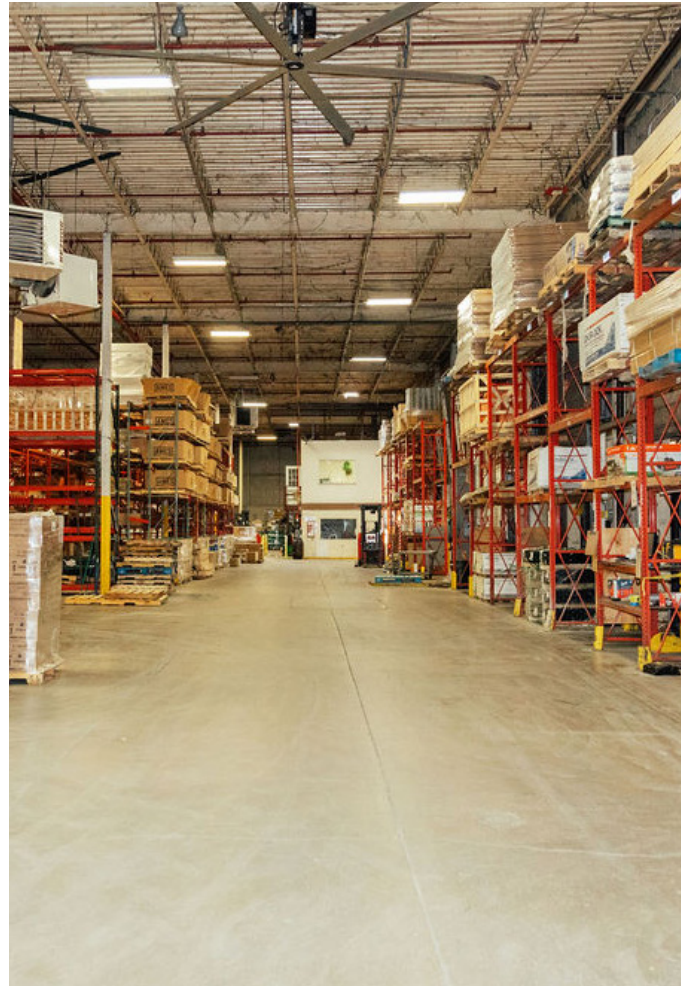
## Best-in-Class Building Design and Specifications

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

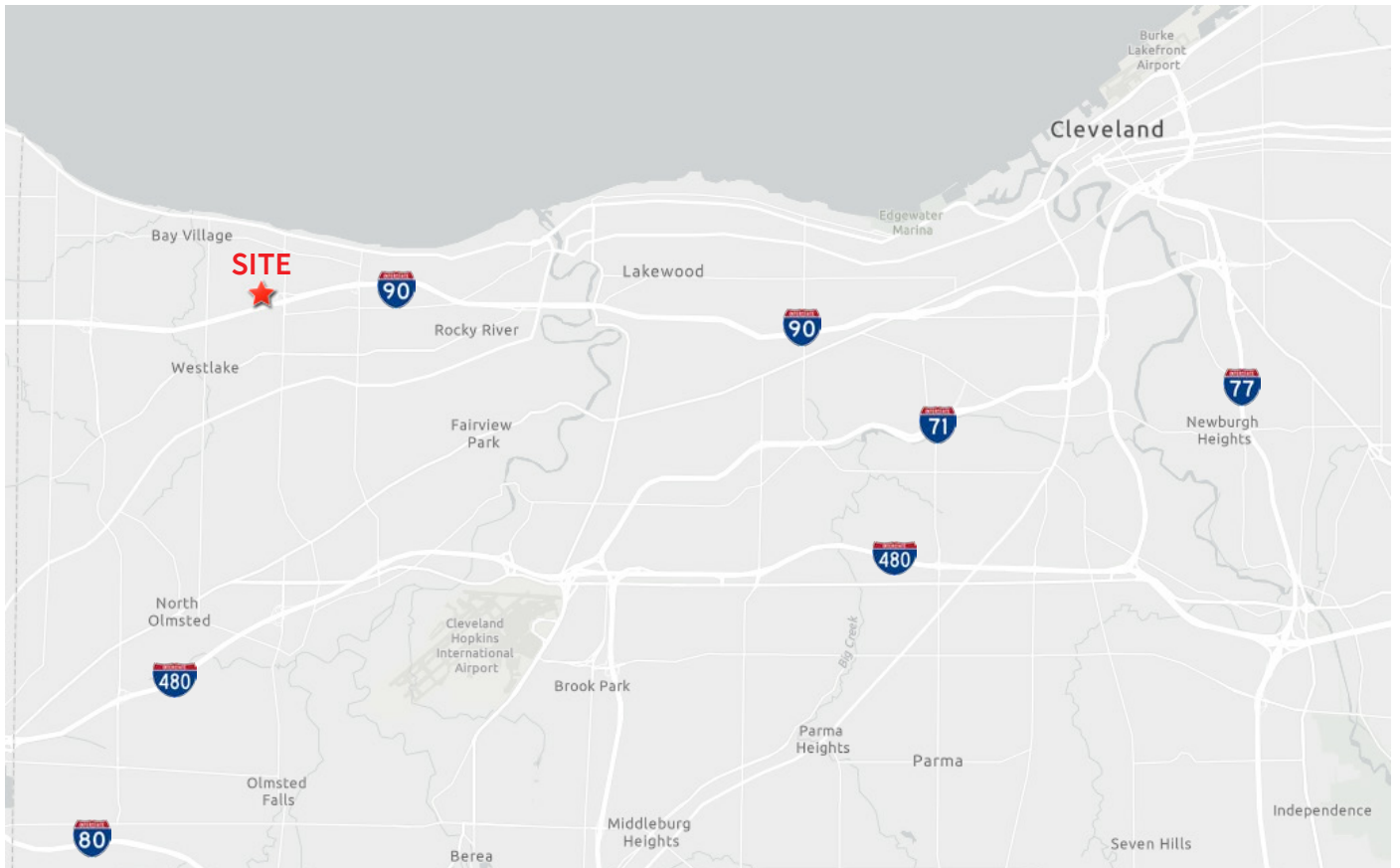
<b>Auto Parking</b>	109 parking spaces
<b>Trailer Spaces</b>	127 trailer spaces
<b>Tractor Parking</b>	24 spaces
<b>Truck Court*</b>	North: 96', East: 95', South: 116', West: 97'
<b>Transformer</b>	1,000 kVa
<b>Fire Protection</b>	Wet-pipe fire sprinkler system
<b>ESFR</b>	Upgrade Possible
<b>Power</b>	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**

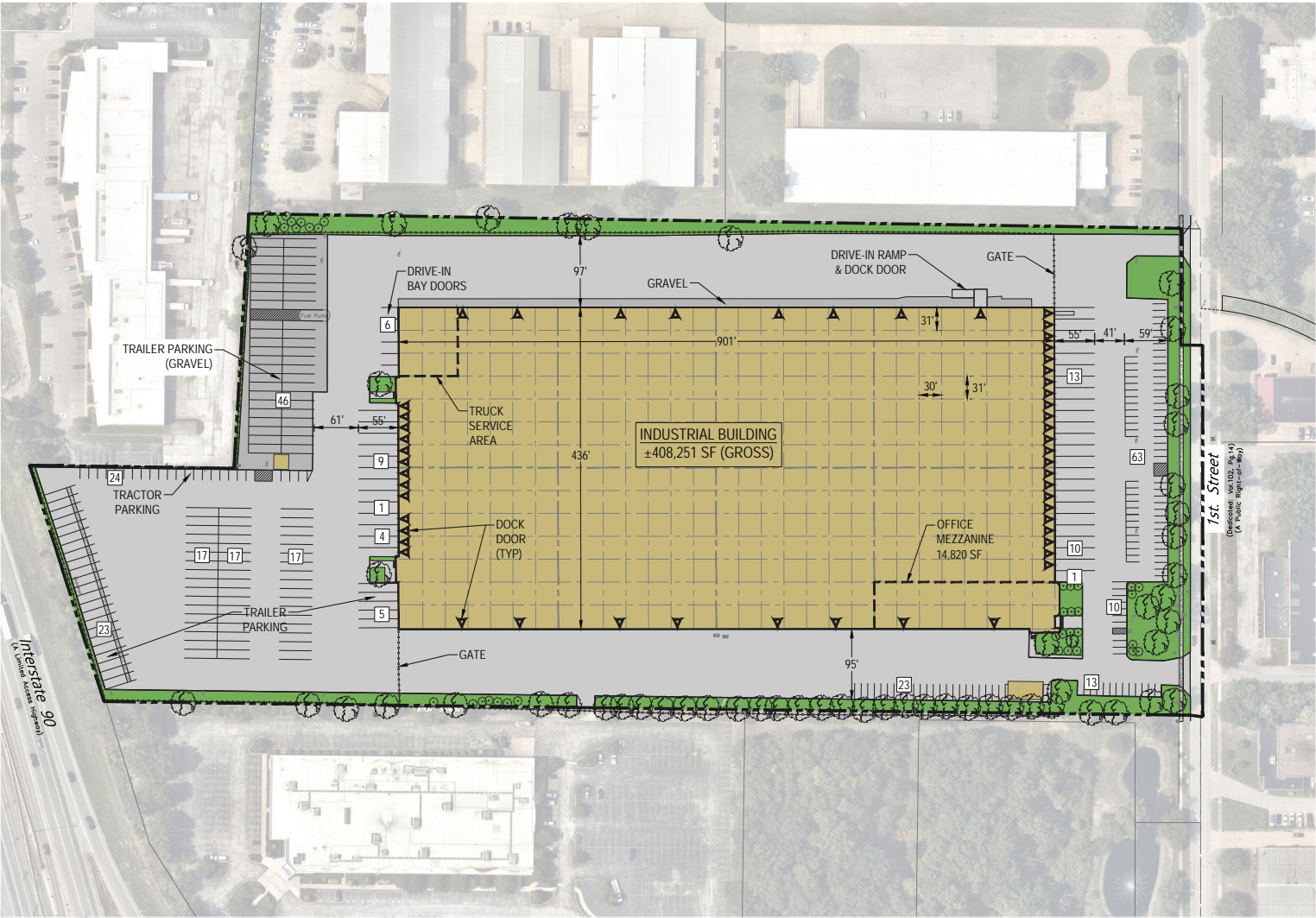






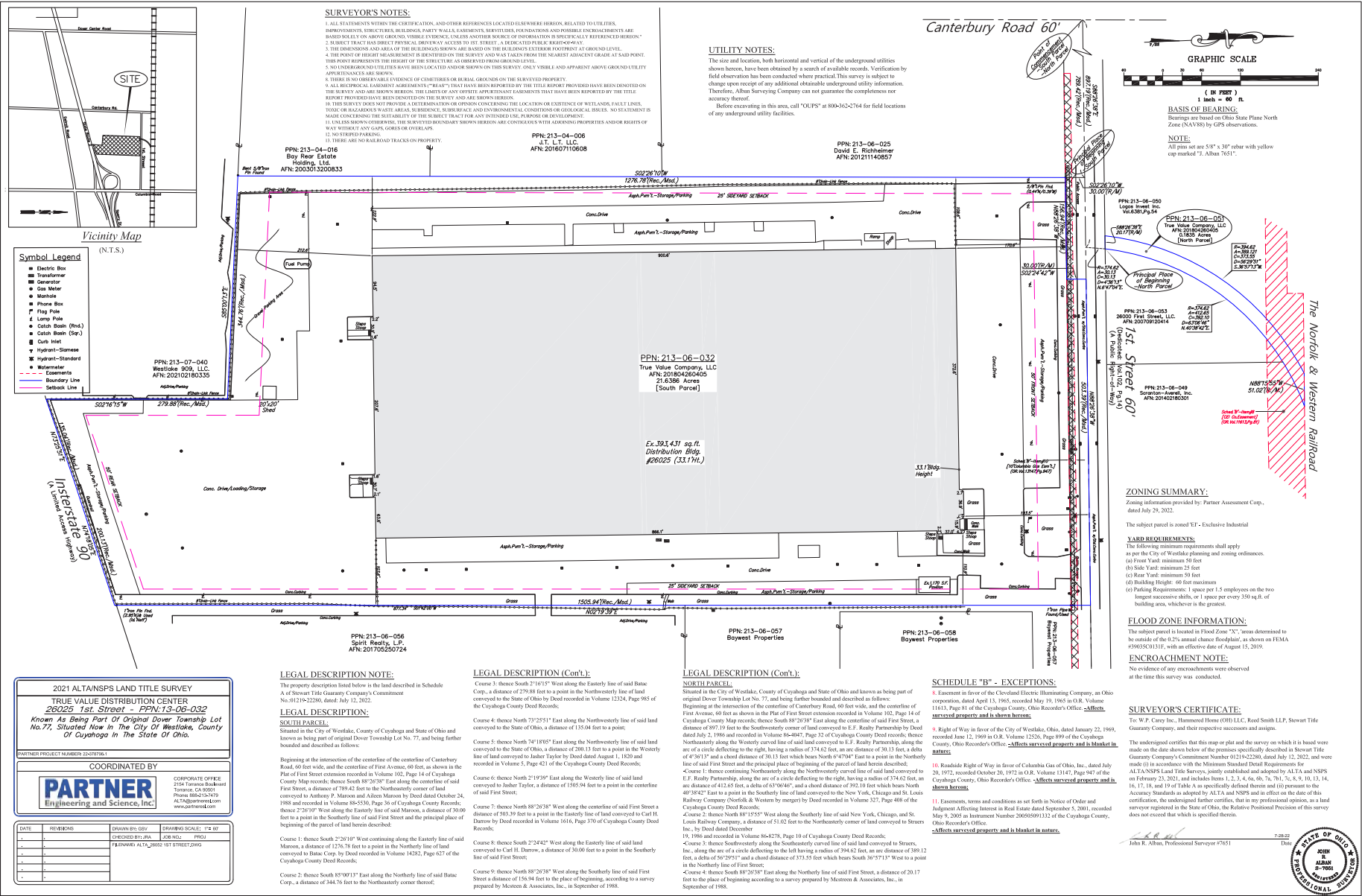


# Existing Conditions Plan



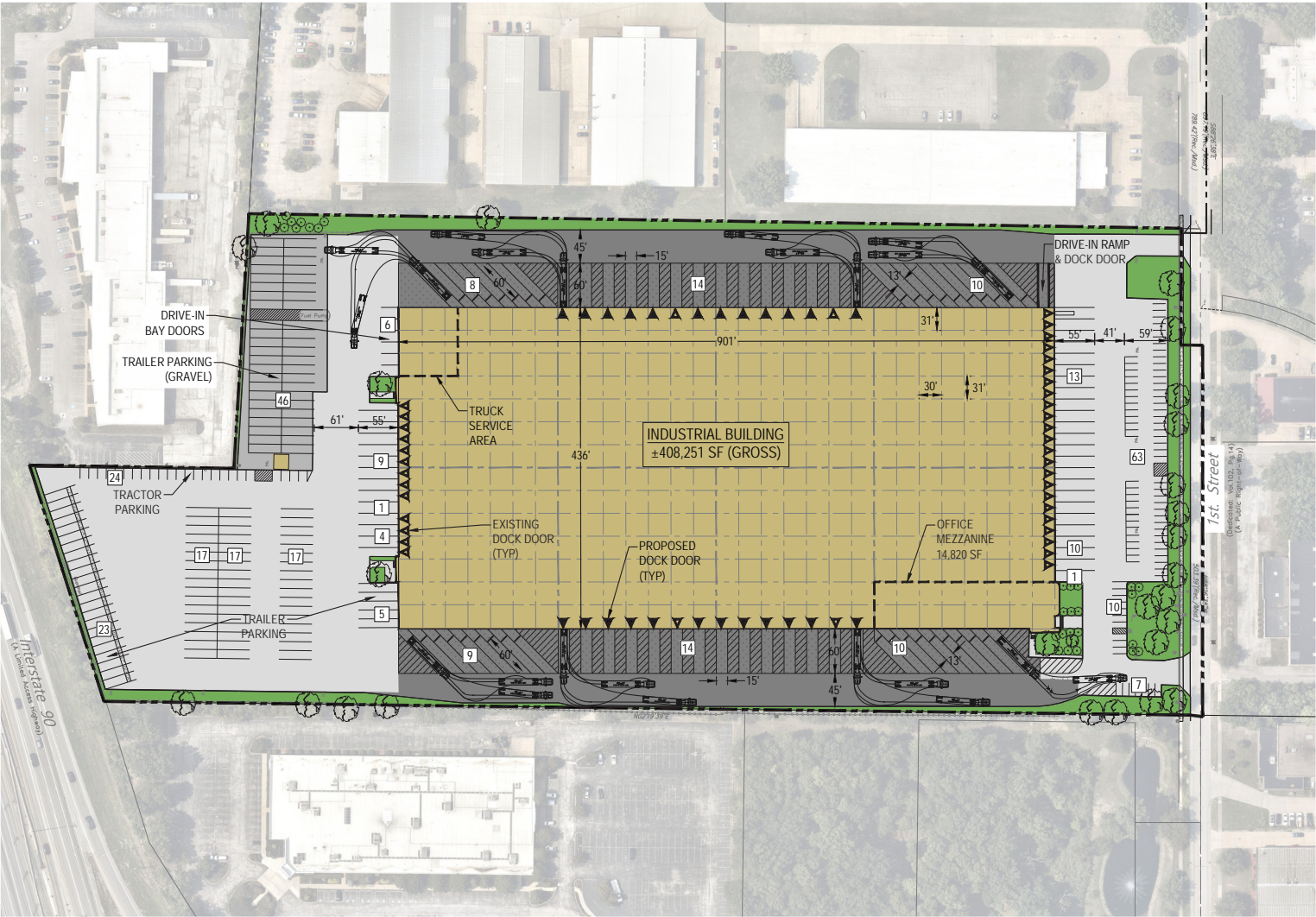
DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	City of Westlake	
Zoning Designation	L - Exclusive Industrial	
Max Height	60 FT	
Parking Standards	Min Stall Size	9'x20' 1
	Drive Aisle	24 FT
Required Parking	Office	1/250 SF
	Manufacturing	See Note 2
	Warehouse	See Note 2
PROJECT DATA		
Site Summary		
Gross Site Area	942,579 SF	21.64 AC
Stormwater Management	N/A	N/A
Net Site Area	942,579 SF	21.64 AC
Total Building Area(s)		
	Footprint	393,431 SF
	Office Mezzanine	14,820 SF
	Gross Floor Area	408,251 SF
Coverage	Gross	42%
F.A.R.	Gross	0.42
Industrial Building		
Building Area(s)	Footprint	393,431 SF
	Office Mezzanine	14,820 SF
	Gross Floor Area	408,251 SF
Clear Height	Existing on-site	109 Stalls
Car Parking Provided	Req. Accessible	5 Stalls
Drive-in Bay Doors	Docks	6
Drive-in Ramp with Dock	Tractor Parking	1
Tractor Parking		127 Stalls
		24 Stalls
Notes		
1. 10 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



DEVELOPMENT STANDARDS			
Zoning	Jurisdiction	City of Westlake	
	Zoning Designation	L - Exclusive Industrial	
	Max Height	60 FT	
	Parking Standards		
		Min Stall Size	9x20' 1
		Drive Aisle	24 FT
	Required Parking		
		Office	1/250 SF
		Manufacturing	See Note 2
		Warehouse	See Note 2
PROJECT DATA			
Site Summary	Gross Site Area	942,579 SF	21.64 AC
	Stormwater Management	N/A	N/A
	Net Site Area	942,579 SF	21.64 AC
Total Building Area(s)	Footprint	393,431 SF	
	Office Mezzanine	14,820 SF	
	Gross Floor Area	408,251 SF	
	Coverage	Gross	42%
		Gross	0.42
Industrial Building	Footprint	393,431 SF	
	Office Mezzanine	14,820 SF	
	Gross Floor Area	408,251 SF	
	Clear Height	25 FT	
	Car Parking Provided	75 Stalls	
	Drive-in Bay Doors	3 Stalls	
	Docks	6	
	Drive-in Ramp with Dock	1	
	Trailer Parking	164 Stalls	
	Tractor Parking	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

## Demographics

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

## W. P. C A R E Y

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.

### Owner:

W. P. C A R E Y

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