

Industrial | For Lease

CBRE

# Lombardo Business Park



Central Cuyahoga County Location (I-480/I-77)

5480 Cloverleaf Parkway  
Valley View, OH 44125

True Flex Space Opportunity - High Profile End Cap





# Property Overview



## Available Unit:

### Suites 1 & 2

- 10,000 SF with 2,540 Office & 7,460 Warehouse, 2 Docks/2 Drive Ins
- Recently renovated, New LED lights

+ Rental Rate: \$7.95 PSF,  
NNN

+ NNN: \$2.49 SF



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For Lease

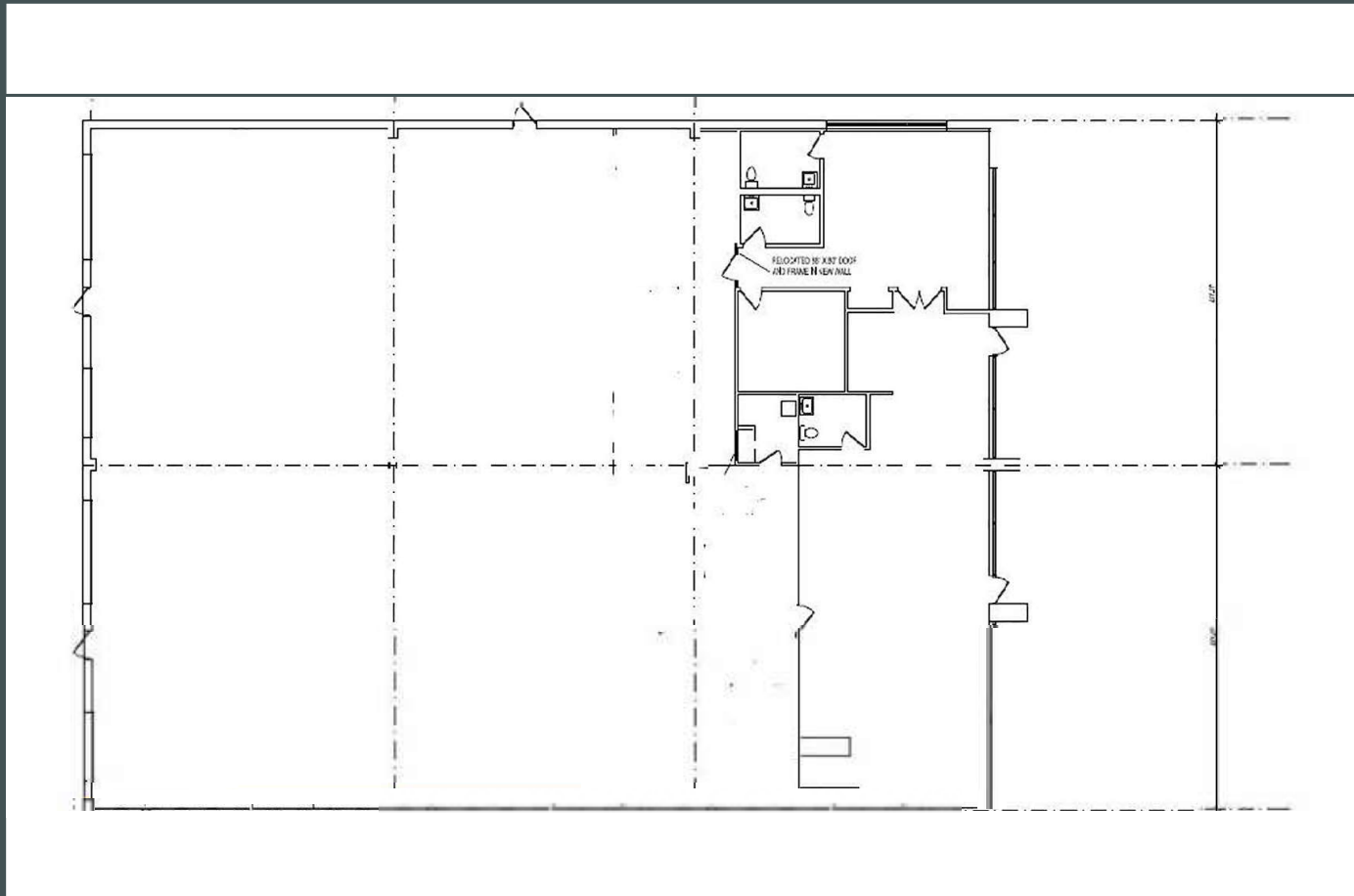
# Property Overview

### Property Highlights

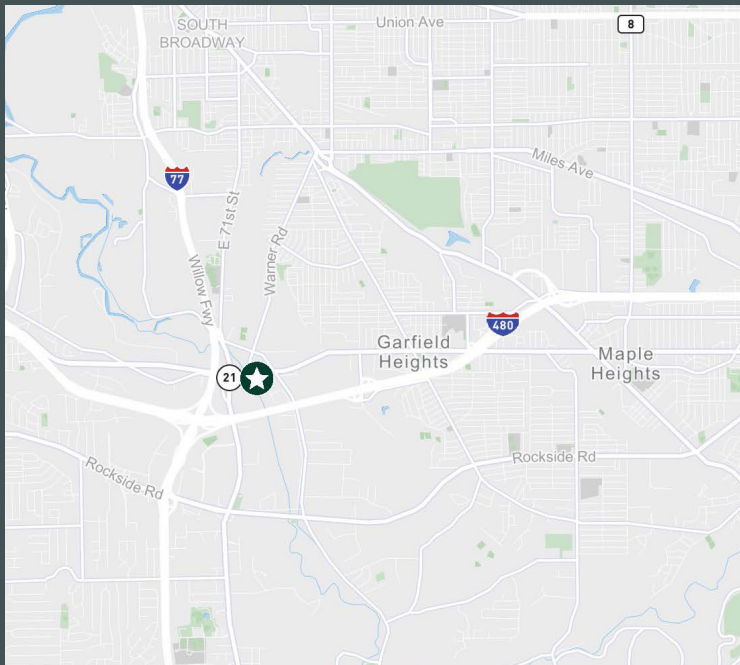
- Central Cuyahoga County Location (I-480/I-77)
- All Masonry, quality construction
- 19 ft clear
- Fully sprinkled
- Ample free surface parking
- Dedicated fleet parking
- Professional onsite management
- Pro Business community (Valley View)
- Low real estate taxes and operating expenses: \$2.49 psf (2022)



# Floor Plan: Suite 1 & 2



# Property Overview



## Demographic Overview 5 Mile Radius



\$64,063

Avg. Household Income



7,079

Employees



237,830

Population



102,528

Households



\$156,960

Avg. Housing Value



41.6

Median Age

## Contact Us

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