

CENTER 500

500 CENTER STREET
CHARDON, OH 44024

**PROJECTED SPRING
2027 DELIVERY**

NEW SPEC FLEX OPPORTUNITY

**Flexible Layouts from
+/- 2,760 SF - 36,565 SF**



// PROPERTY FEATURES

- Projected Spring 2027 delivery
- Flexible size options ranging from $\pm 2,760$ SF to 36,565 SF
- Ideal for a variety of uses including light manufacturing, contractors, warehousing and distribution, regional service HQs, showroom and wholesale operations, and high-tech flex/R&D spaces
- Prime visibility and access on Chardon's main commercial artery (Route 44), connecting directly to I-90 and Route 422
- 28' clear height allows high-bay racking, vertical inventory management, and larger equipment
- Industrial zoning allowing a wide array of permitted uses
- Office space built to suit tenant-specific needs





// BUILDING SPECS

BUILDING SIZE

36,565 SF

OFFICE SF

BUILD-TO-SUIT

LAND AREA

8.7 ACRES

PARKING SPACES

80+

CLEAR HEIGHT

28" CLEAR

DRIVE-IN-DOOR

THIRTEEN (13) 12' X 14'

POWER

3 PHASE/480V

ZONING

I-WTTO INDUSTRIAL

OF BUILDINGS

ONE (1)

DOCKS

ONE (1)

FLOOR

CONCRETE

ROOF

METAL

SPRINKLER

100% WET

LIGHTING

LED

CONSTRUCTION

MASONRY/STEEL

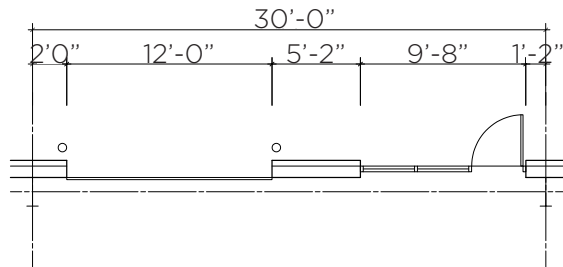
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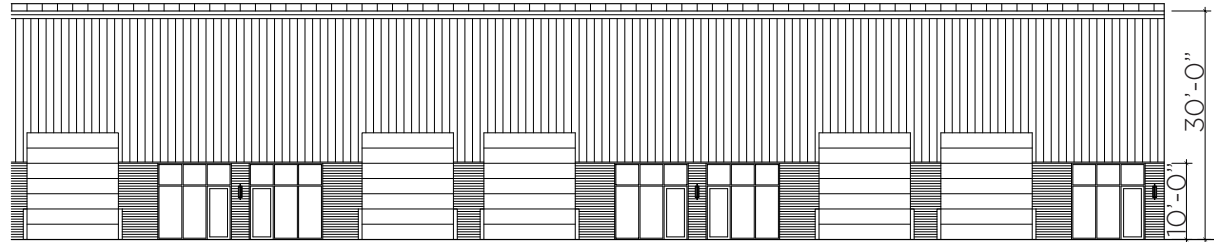
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// FLOOR PLAN/ELEVATION

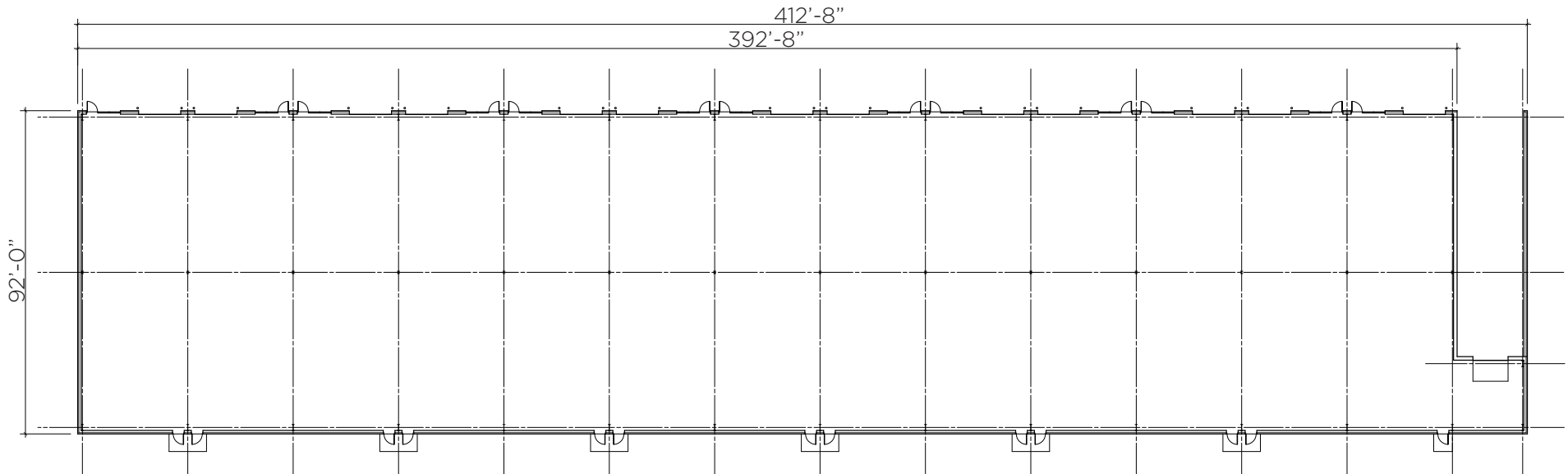


TYPICAL FLOOR PLAN
AT SUITE ENTRANCE: 30'-0" BAY
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - ENLARGED PARTIAL
SCALE: 1/8" = 1'-0"

- * 12'-0" HIGH MASONRY
- 8" PEBBLE BRICK OR 8" CONCRETE BLOCK
- * ALUMINUM & GLASS STOREFRONT
- 1'-0" DOOR WITH TRANSOM
- 2' WINDOW PANELS
- * 12'-0" x 14'-0" OVERHEAD DOOR



BUILDING FLOOR PLAN
SCALE: 1/16" = 1'-0"



// SITE PLAN

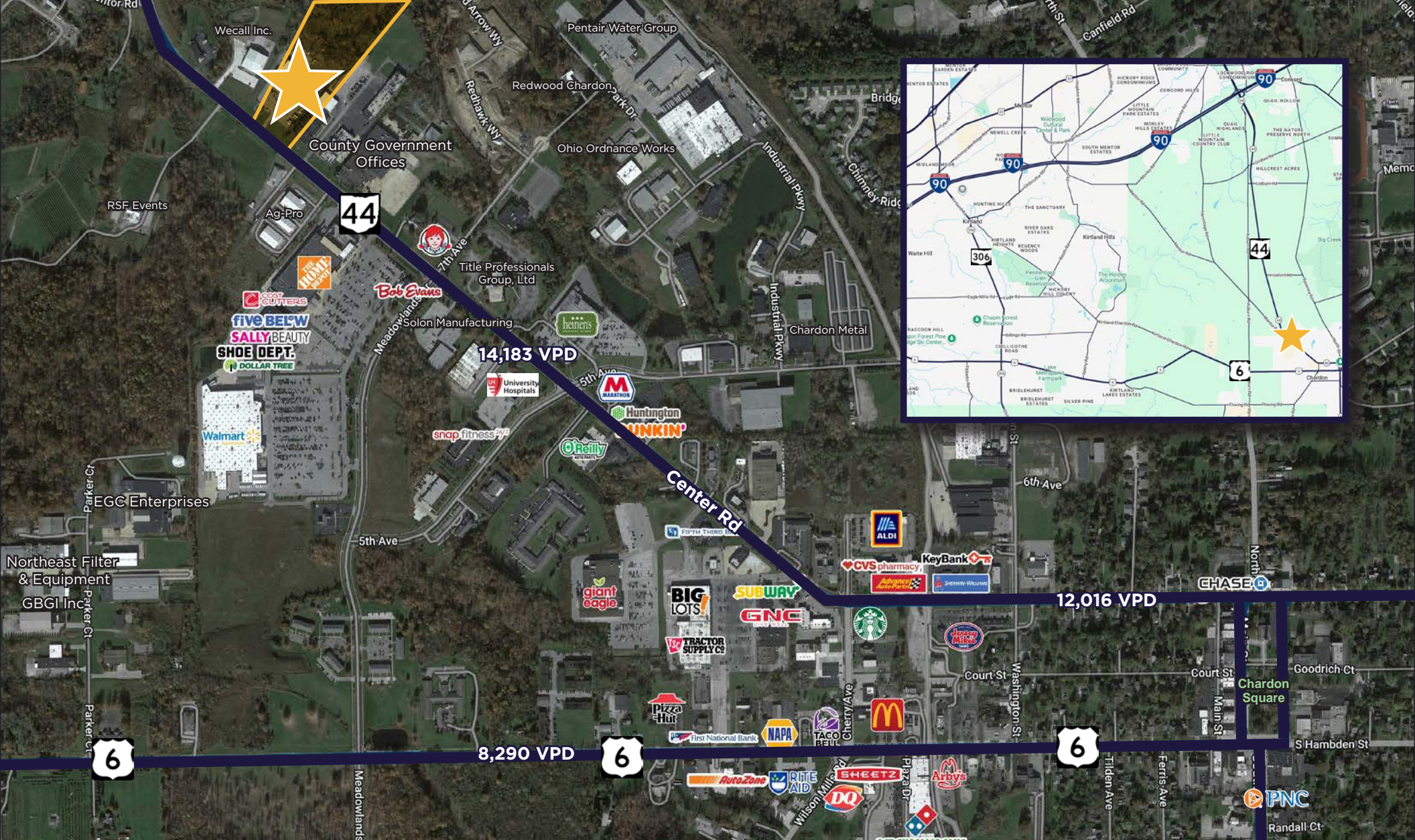
8.7 ACRE SITE

Future Development Area

Existing Building
11,500 SF

New Spec Building
36,565 SF

CENTER 500
500 Center St., Chardon, Ohio



24,341
Population
(2025 | 5 Mile)

46.4
Median Age
(2025 | 5 Mile)

9,762
Households
(2025 | 5 Mile)

\$143,165
Avg. Household Income
(2025 | 5 Mile)

974
Total Businesses
(2025 | 5 Mile)

11,790
Total Employees
(2025 | 5 Mile)

CENTER 500
500 Center St., Chardon, Ohio



// ABOUT CHARDON, OHIO

Located in Geauga County approximately 35 miles east of downtown Cleveland, Chardon offers businesses a strategic Northeast Ohio location with access to a skilled workforce, strong regional transportation networks, and a high quality of life. As the county seat, Chardon serves as a commercial and civic hub for the surrounding communities while maintaining the charm and stability of a historic small town.



The city sits within convenient reach of several major transportation corridors, including U.S. Route 6, U.S. Route 422, and State Route 44, providing efficient connectivity to Interstate 271, Interstate 90, and the greater Cleveland metropolitan area. This proximity allows companies in Chardon to access major regional markets, suppliers, and logistics infrastructure while benefiting from a less congested operating environment.

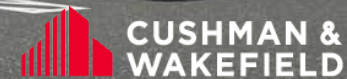
Gauga County has a long-standing reputation for manufacturing and industrial excellence, with a workforce experienced in precision manufacturing, fabrication, logistics, and advanced production. Companies in Chardon also benefit from proximity to the broader Northeast Ohio labor pool, which includes more than two million people within a one-hour drive.



Beyond its business advantages, Chardon offers an exceptional quality of life that supports workforce attraction and retention. The community is known for its historic town square, strong public schools, and access to outdoor recreation throughout Geauga County's parks, trails, and natural landscapes. The area's balance of economic opportunity and livability continues to attract businesses seeking long-term growth in a supportive and well-connected community.

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