

Available For Lease

40,000 - 91,000 SF Industrial Warehouse Distribution Space
30310 Emerald Valley Parkway | Glenwillow, OH 44139



CONTACT:



Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker



Claire Coyne McCoy
Director
216.453.3015
Claire.Coyne@nmrk.com
Licensed Real Estate Salesperson



Ann Davis
Chief of Staff
216.453.3085
Ann.Davis@nmrk.com
Licensed Real Estate Salesperson

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Terry **COYNE**.com



Available Space

Warehouse:	77,000 SF
Office:	14,000 SF
Total Available:	91,000 SF



Docks

14 Docks with levelers
2 Drive-in Doors



Clearance Height

28 Feet



Power

2,000 Amps, 440 Volt, 3-Phase



Automobile Parking

182 Spaces



Truck Parking

9 Trailer Spaces available for
all tenants use



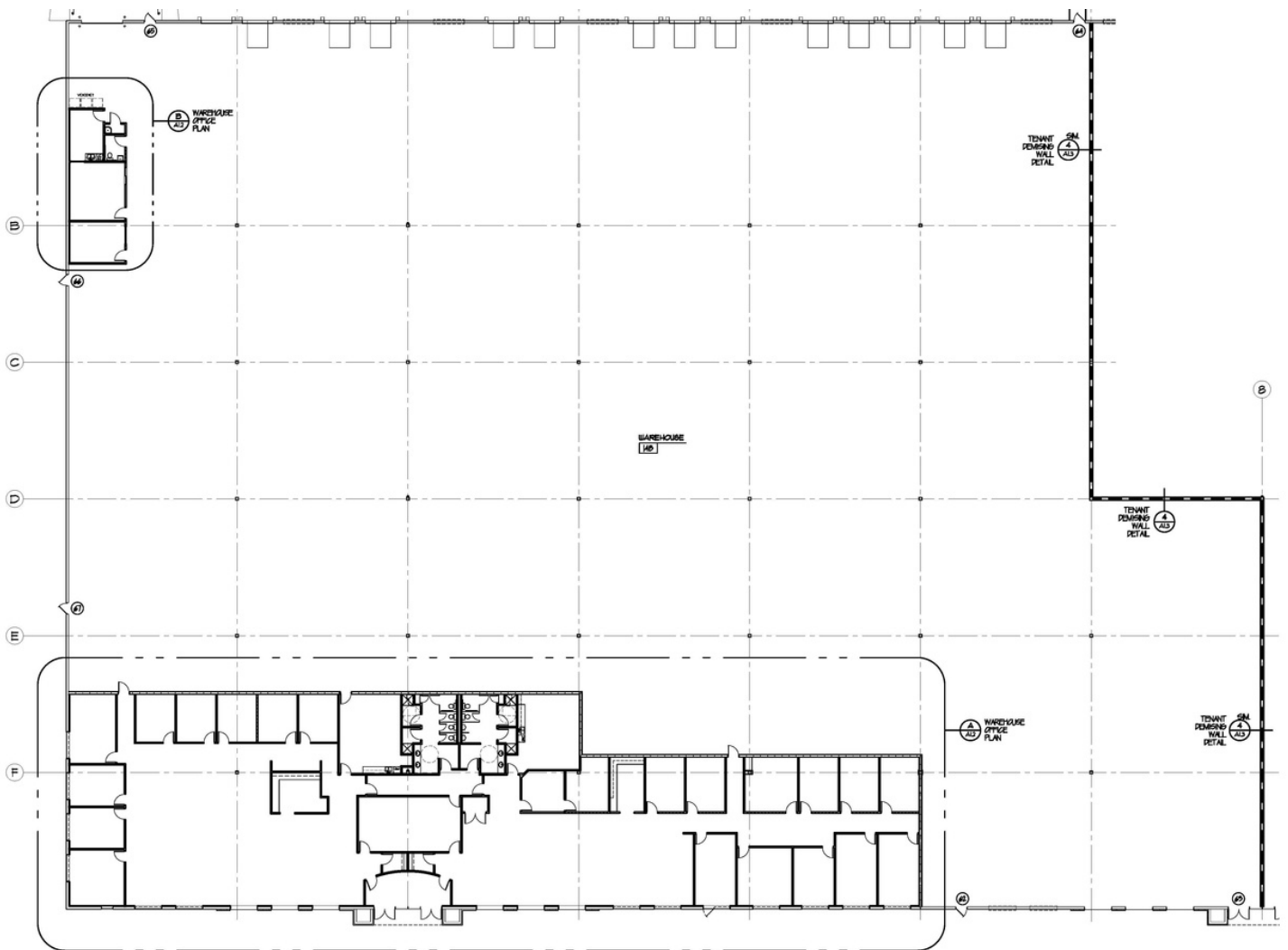
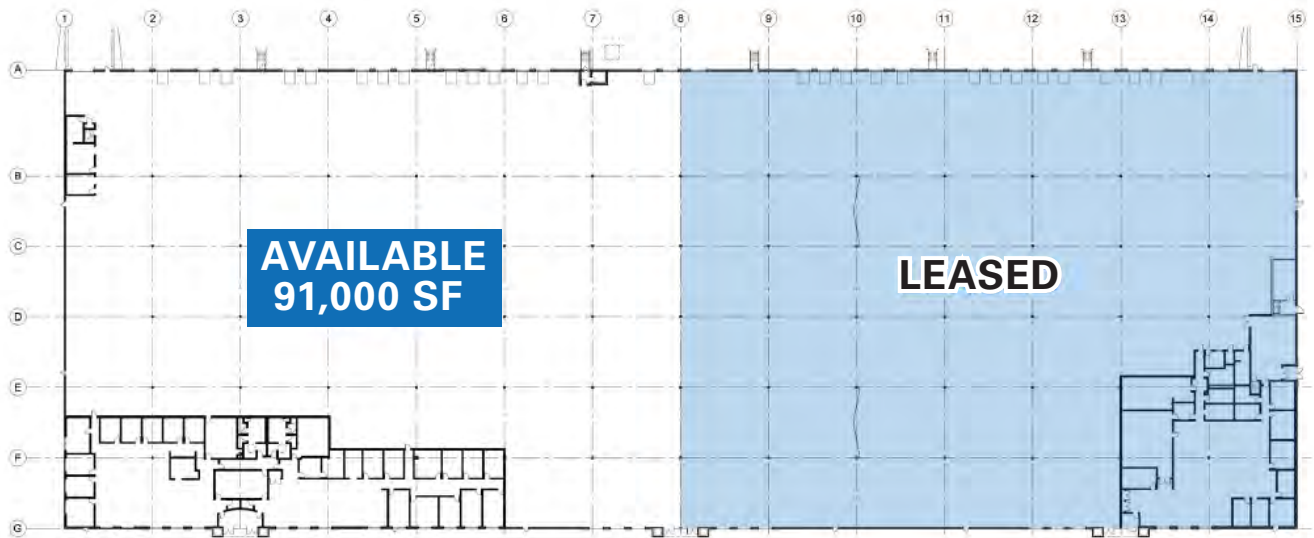
Sprinkler System

ESFR



Freeway Access

Close access to I-480, I-271
and Route 422



OVERALL FLOOR PLAN

1/8" = 1'-0"













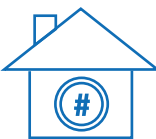









Warehouse Photos



Office Photos

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 946,777 Population	 22.9% High School Diploma	 \$68,127 Median Household Income	 66.5% White Collar	 15.8% Services
 42.2 Median Age	 25.9% Some College	 \$44,614 Per Capita Income	 17.7% Blue Collar	 4.7% Unemployment Rate
 406,459 Households	 41.2% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$57,326 Median Disposable Income		 14.9% Spend 7+ hours commuting to and from work per week	 39,365 Total Businesses	 730,351 Total Employees



SUPERIOR
beverage group

MILLWOOD
INCORPORATED
HD
SUPPLY

CGAX 30
TECHNOLOGY INC

Radix
WIRE & CABLE

30310 Emerald Valley Pkwy.
Glenwillow, OH

Emerald Valley Pkwy

Core-Mark

INTER DESIGN

Southern Glazers
WINE & SPIRITS

WINE DIRECT

Pettibone Rd

WINSTON
NOCO

Clopay

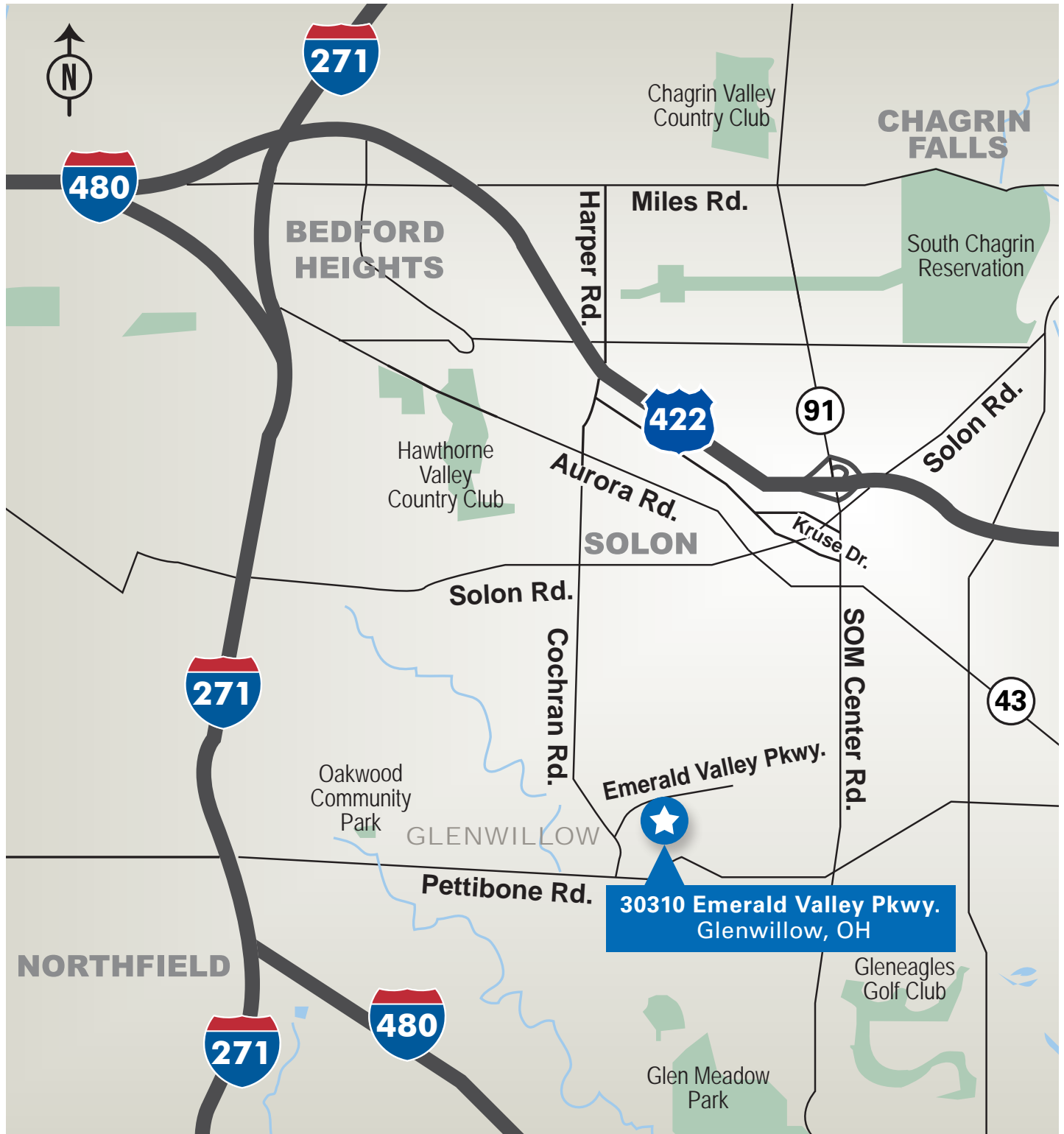
SUPERIOR
beverage group

FTS Fastener Tool & Supply

rize
home

GED Intelligent Automation

amazon



10-minute drive to I-480
44-minute drive to Cleveland Hopkins International Airport

