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Chagrin Valley Commercial RE

6075 Chagrin River Rd.
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**576 Industrial Parkway
Chagrin Falls, Ohio**

**Office & Warehouse Space
for Lease**

Prepared by

Chagrin Valley Commercial RE

The property information contained herein has been obtained from sources deemed to be reliable, but is not guaranteed by the owner or Chagrin Valley Commercial RE or any third party source and is subject to errors and omissions.

Fact Sheet

- Address:** 576 Industrial Parkway, Suite C, Chagrin Falls, Ohio 44022
- Site:** 1.0 acre total. The primary site includes the rear parking lot. In addition, side parking lot on the east side of the
- Location:** 576 Industrial Parkway is located off Washington St., About ½ mile east of the Village of Chagrin Falls. In the center of
An emerging retail/commercial corridor currently occupied by the Burntwood Tavern, Pannini's, Hunan's, Village Martini and Wine Bar, Chagrin Yoga, etc.
- Building:** Restored 12,600 square feet in a single-story multi-tenant structure with air conditioned warehouse 12' ceilings. Originally an industrial building dating from 1960. In 2020 the entire property was redeveloped as it stands today with the "Industrial Chic" architectural theme.

Inspired 2022 renovation of this mid-century building in Chagrin Falls has created a contemporary "industrial chic" atmosphere in this multi-use suite. Industrial Chic became a popular aesthetic when more and more historic commercial buildings and factories were converted into commercial & residential spaces in recent years, as a natural process occurring as increasing populations in urban areas forced builders to get creative. Abandoned factories and warehouses suddenly boasted a new design aesthetic, represented in the Chagrin Valley by this stylish renovation. 477 Industrial Parkway boasts high ceilings, plenty of natural light, with exposed structural elements and and an expansive feeling.
- Available Space:** **Suite 3:** +/- 3,000 sf. The floor plan is mostly open, with 720 square feet of finished office with two lavs and shower. Open floor plan area fully air conditioned, 12 foot ceilings and finished concrete flooring is adaptable to a variety of possible retail, office, and office floor plans. Available for occupancy 1/1/2026.

Parking: 46 spaces + expansion area

Zoning: L1-B1 – Permits Warehouse, Office, and Retail

Traffic: +/- 15,000 vehicles per day.

Tenants: Living Lean, OrthoSport, Hawian BBQ

Lease Rate: \$12.00 per square foot, plus pro-rata real estate taxes, and CAM

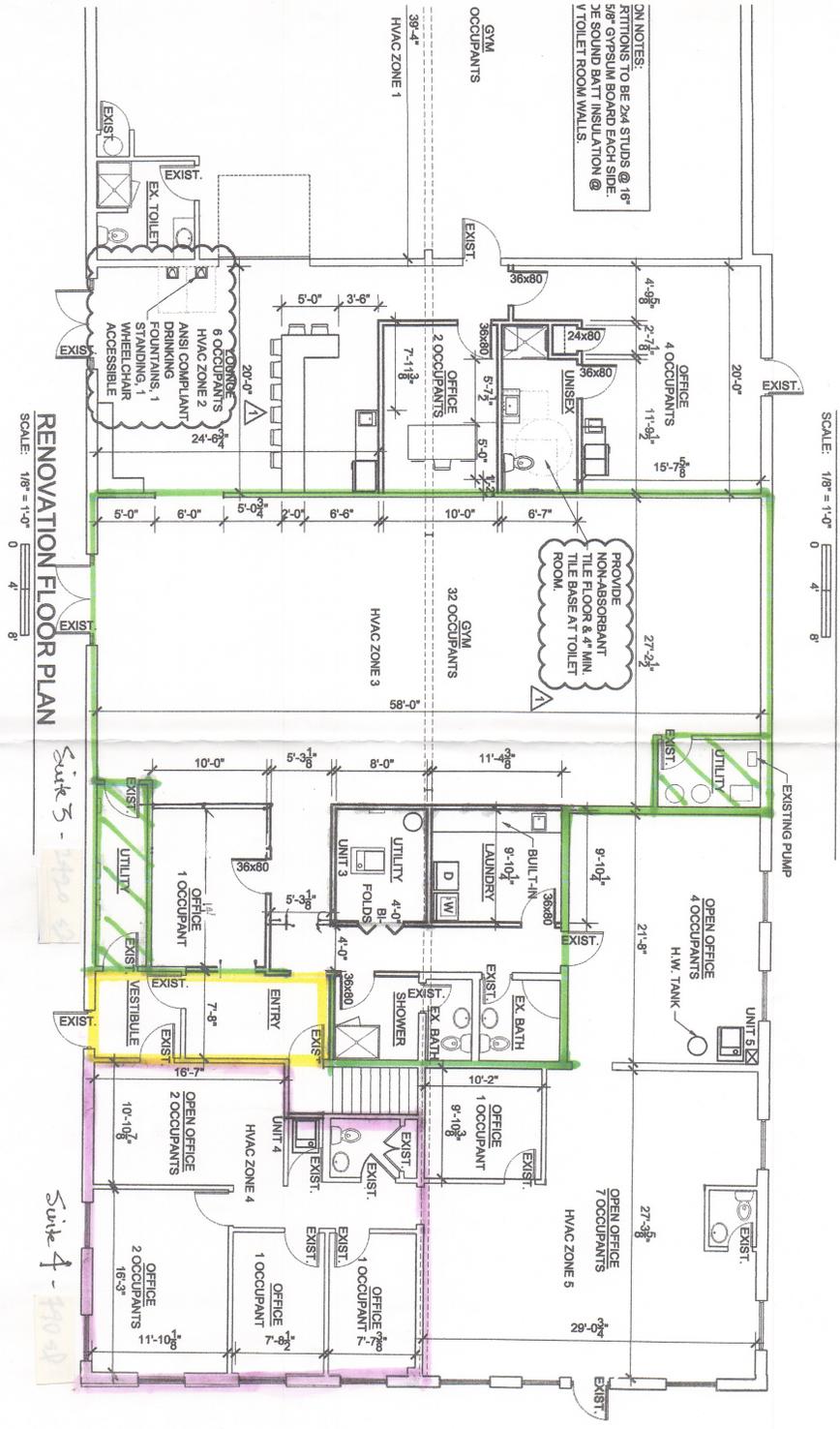
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DN NOTES:
 RITTONS TO BE 2x4 STUDS @ 16"
 5/8" GYPSUM BOARD EACH SIDE
 CE SOUND BATT INSULATION @
 V TOILET ROOM WALLS.



SCALE: 1/8" = 1'-0"

RENOVATION FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Suite 5 - 750-8

Suite 4 - 750-8