



LEASE

Norton Road Industrial

1217-1227 NORTON ROAD

Hudson, OH 44224

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

BASE RATE:	\$7.50 SF/NNN
AVAILABLE SF:	5,000 - 20,000 SF
LOT SIZE:	2.09 Acres
BUILDING SIZE:	39,000 SF
BUILT/RENOVATED	1979/2020
POWER	3-Phase 400 AMP
CLEAR HEIGHT	14.6 - 15.6 Feet
ZONING	District 8: Industrial/Business Park

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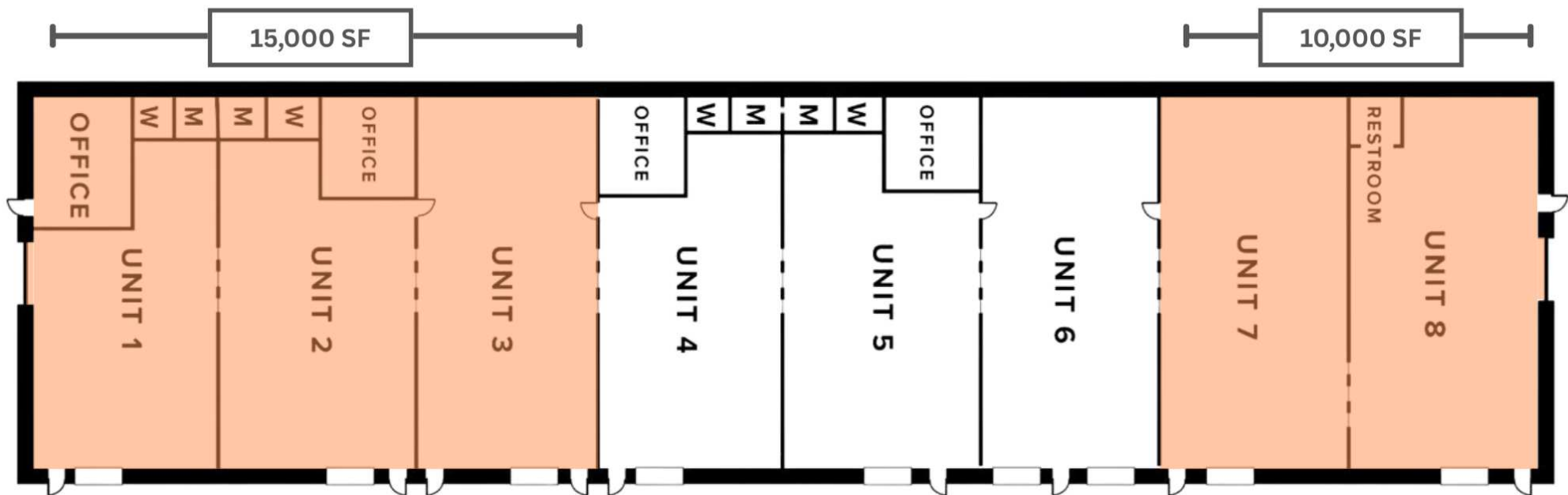
PROPERTY DESCRIPTION

Functional industrial space ideal for light manufacturing, warehousing or logistics operations. Located just off SR-8 and minutes to I-480, the location offers streamlined access to major Northeast Ohio interstates, Cleveland Hopkins Airport, and the region's east-west industrial corridor. Ideal for Businesses requiring efficient highway access without being directly on the interstate.

PROPERTY HIGHLIGHTS

- 14.6-15.6' clear height
- Dock-high (2 docks) and overhead doors (1)
- Flexible demising from 5,000 to 20,000 SF
- Generous truck and vehicle parking
- Located minutes from I-480, SR-8 and SR-303 for easy regional access
- Warehouse - Reznor heating; Office - forced heat and cooling

SITE PLAN

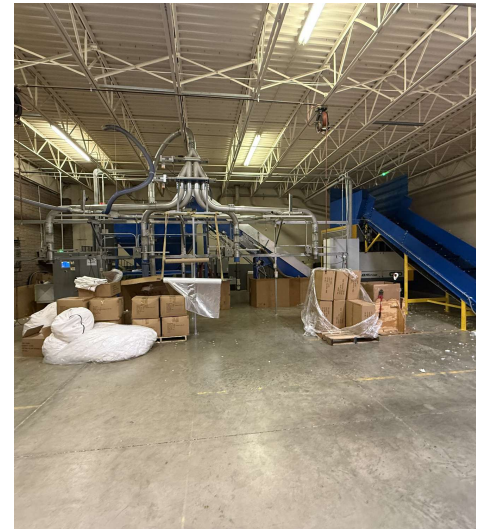
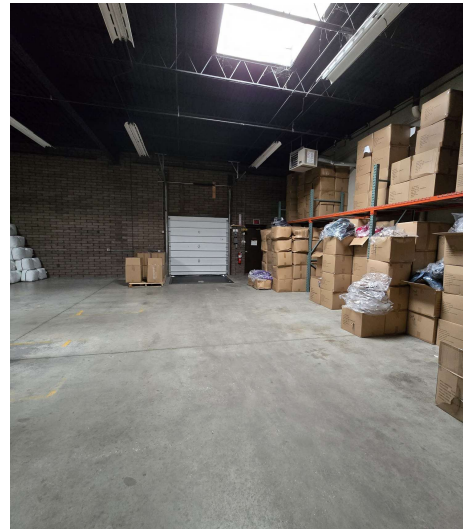
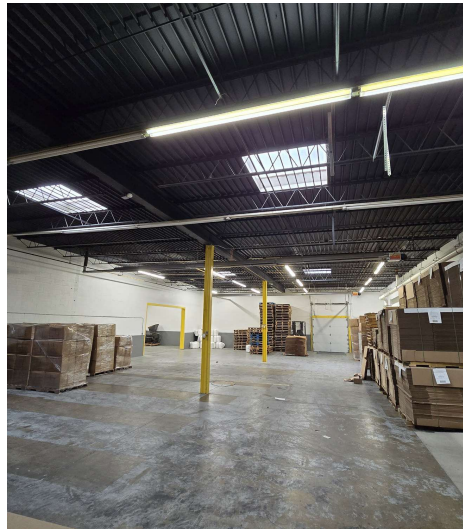
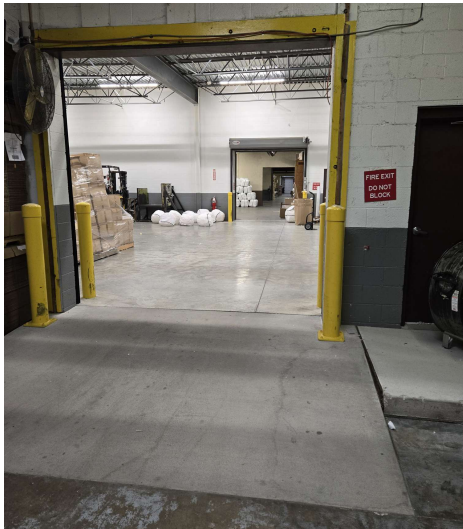


NOTE: Flexibility to deliver up to 20,000 SF contiguous

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PHOTOS



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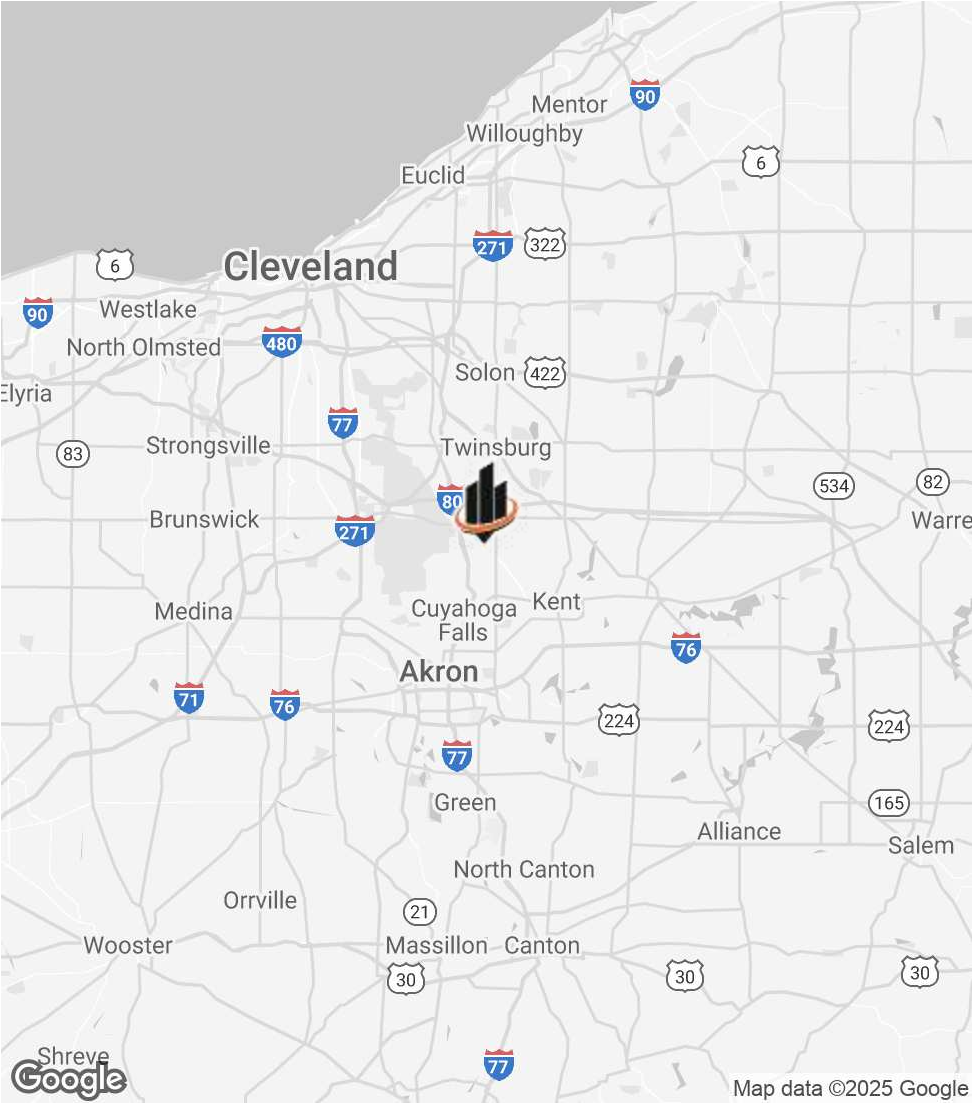
LOCATION & DEMOGRAPHICS



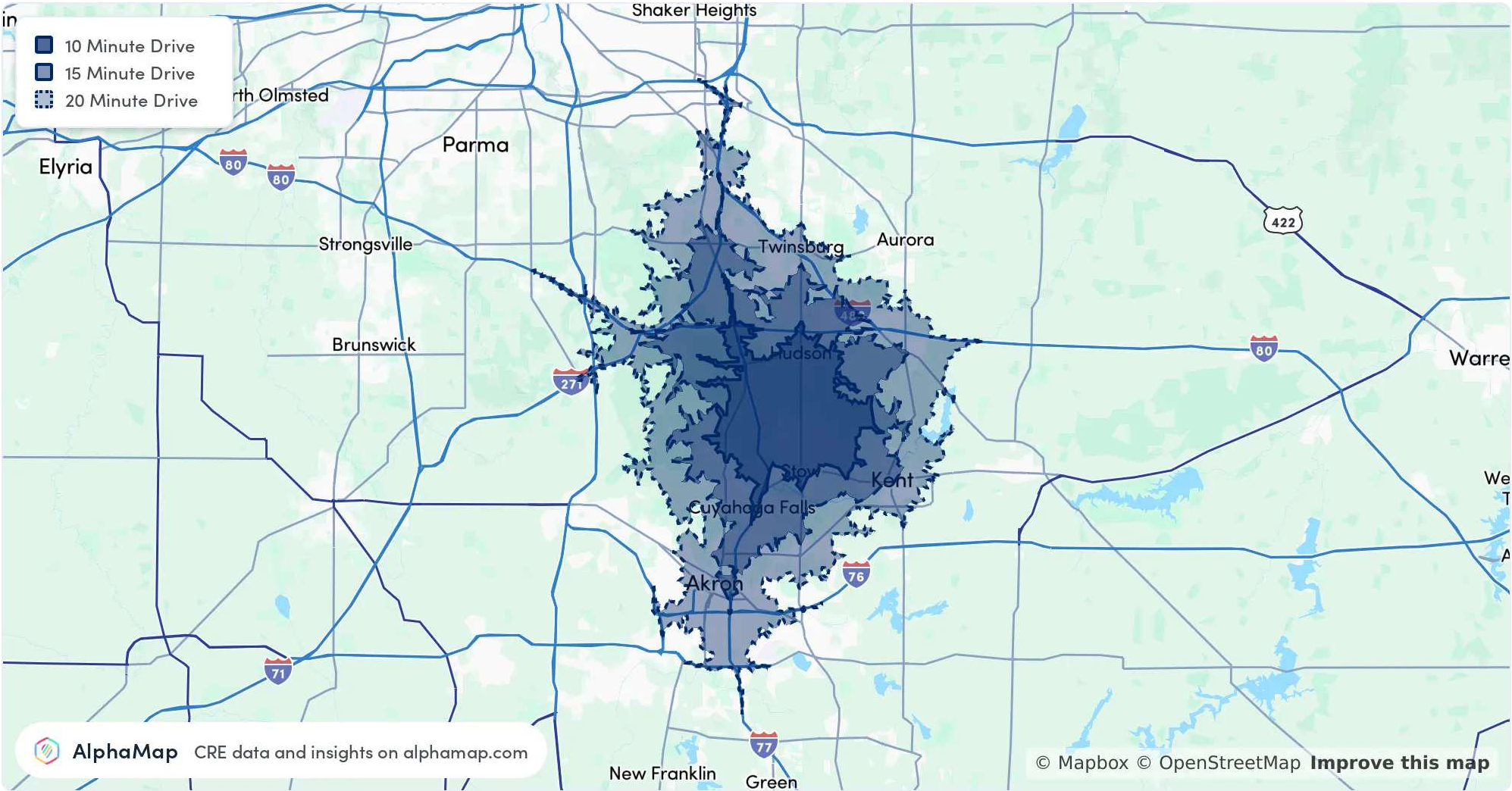
DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	106,131	359,132	715,477
MEDIAN AGE	43	42	42
MEDIAN AGE (MALE)	41	41	41
MEDIAN AGE (FEMALE)	44	43	43
TOTAL HOUSEHOLDS	44,485	152,021	301,392
TOTAL PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$126,165	\$104,384	\$105,020
AVERAGE HOUSE VALUE	\$308,673	\$259,793	\$262,865

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DRIVE -TIME MAP



Map and demographics data derived from AlphaMap

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