

For Lease

CBRE

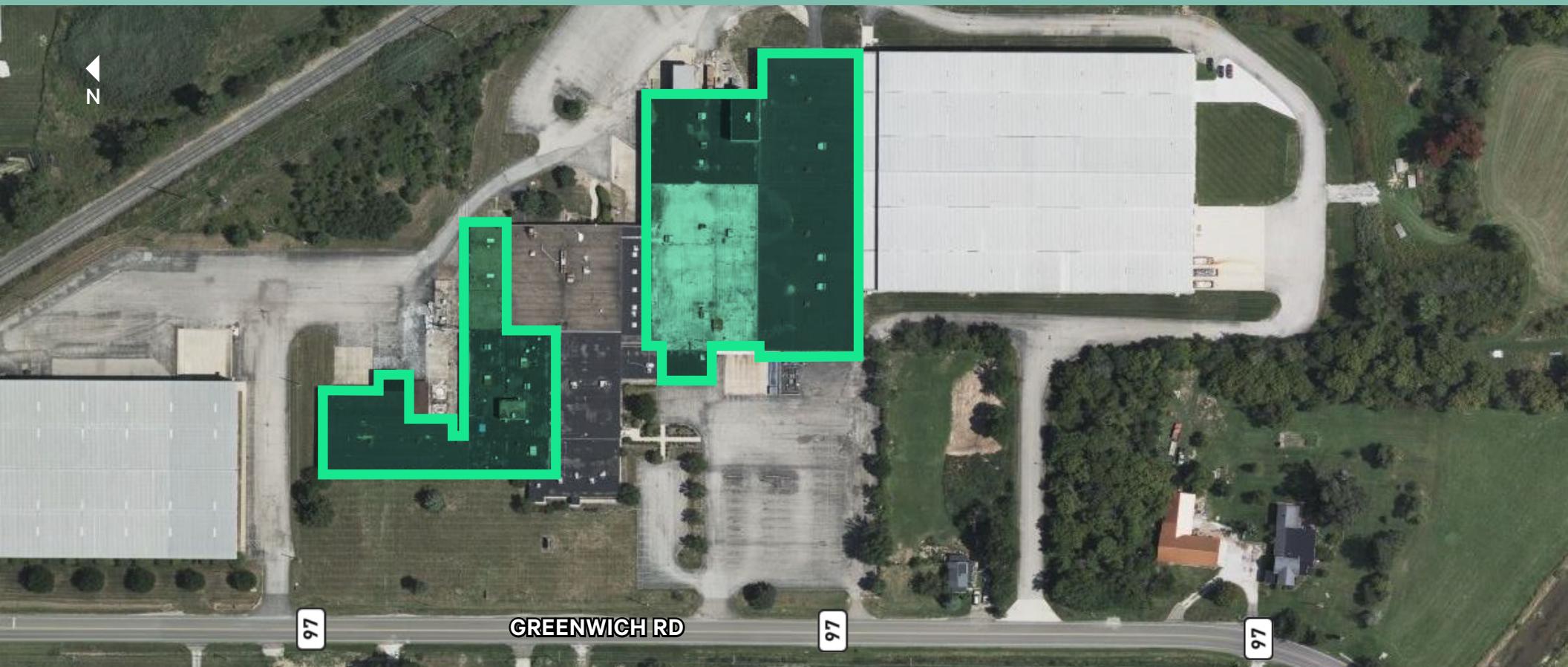
Greenwich Industrial Park

Functional Warehouse, Manufacturing, & Shop Spaces

Heavy Power | Great Highway Access

286 W Greenwich Road
Seville, Ohio 44273

±13,000 - 106,000 SF Available



Property Highlights

- + Great Highway Access (+/- 1.4 Miles to I-76;
+/- 3 Miles to I-76 / I-71 Interchange)
- + 100% Sprinklered (Wet)
- + Heavy Power
- + Ample Parking
- + Flexible Layouts & Footprints Available
- + Professionally Owned & Managed
by Industrial Realty Group (IRG)

\$1.34 / SF

2025 Estimated Operating Expenses



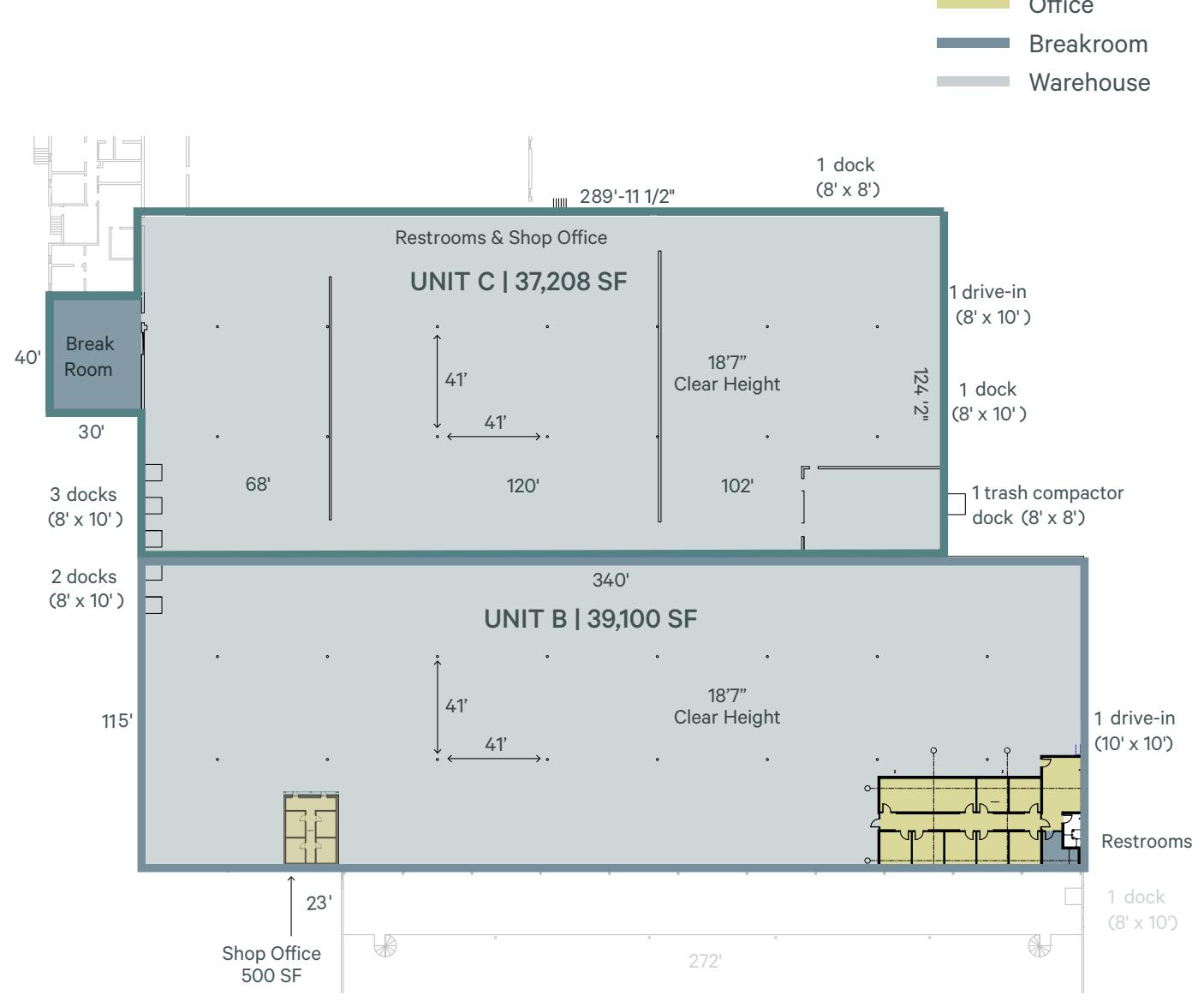
UNIT	TOTAL SF	OFFICE SF	WAREHOUSE	DOCKS	DRIVE-INS	CLEAR HEIGHT	LEASE RATE
B & C	76,308 SF	6,345 SF	69,963 SF	8	2	18'7"	\$5.00 / SF NNN
B	39,100 SF	2,745 SF	36,355 SF	2	1	18'7"	\$5.00 / SF NNN
C	37,208 SF	1,200 SF	36,008 SF	5	1	18'7"	\$5.00 / SF NNN
E1 & E2	29,560 SF	1,500 SF	28,060 SF	4	–	12' – 16'	\$4.75 / SF NNN
E1	13,060 SF	–	13,060 SF	3	–	16'	\$4.75 / SF NNN
E2	16,500 SF	1,500 SF	15,000 SF	1	–	12' – 16'	\$4.75 / SF NNN

Floor Plan

Units B & C

HIGHLIGHTS

- + Updated shop office (paint, carpet, lighting)
- + Clean shop space with natural light (skylights)
- + Additional modifications can be made to-suit
- + Wet Fire Sprinklers

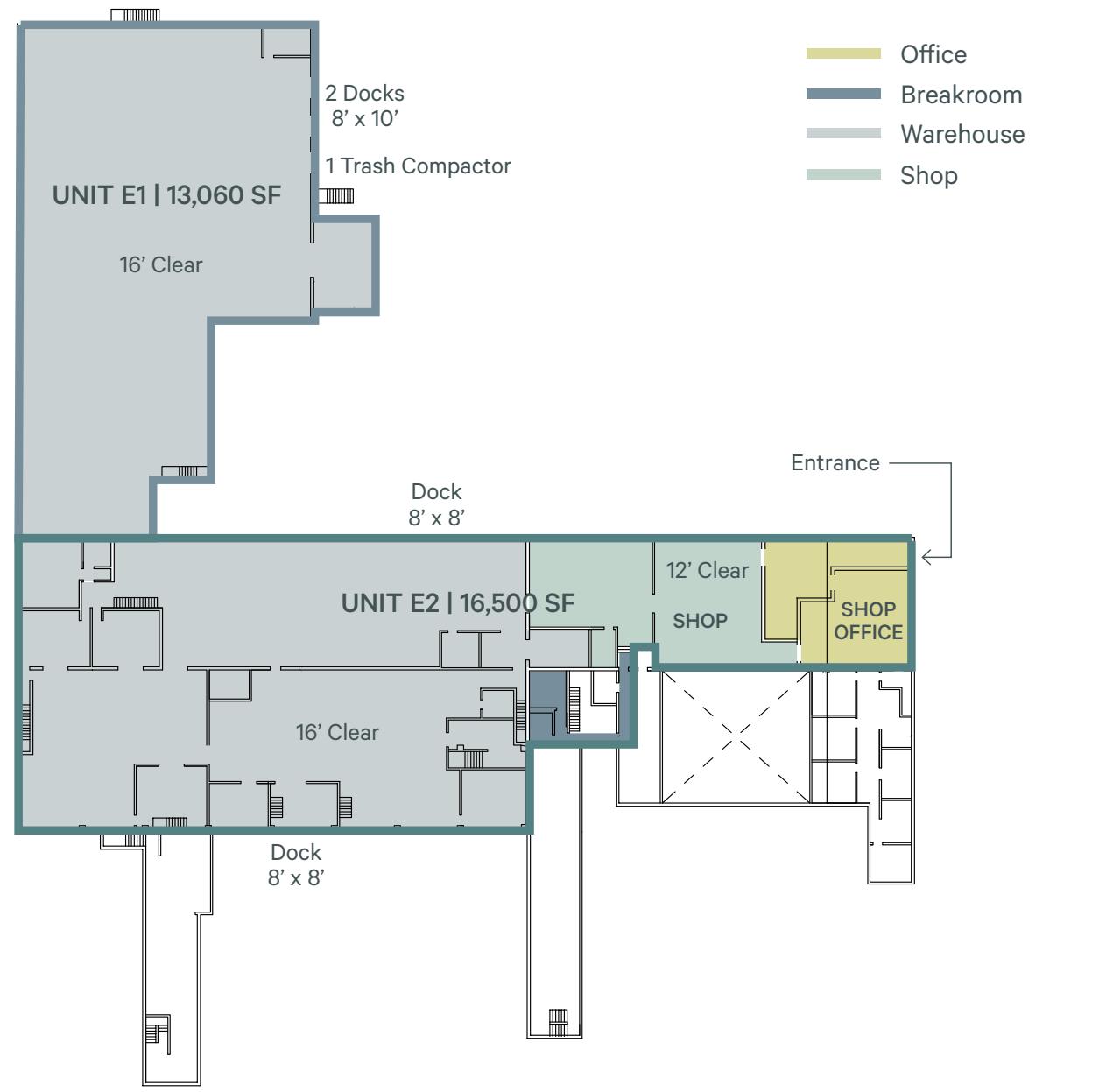


Floor Plan

Units E1 & E2

HIGHLIGHTS

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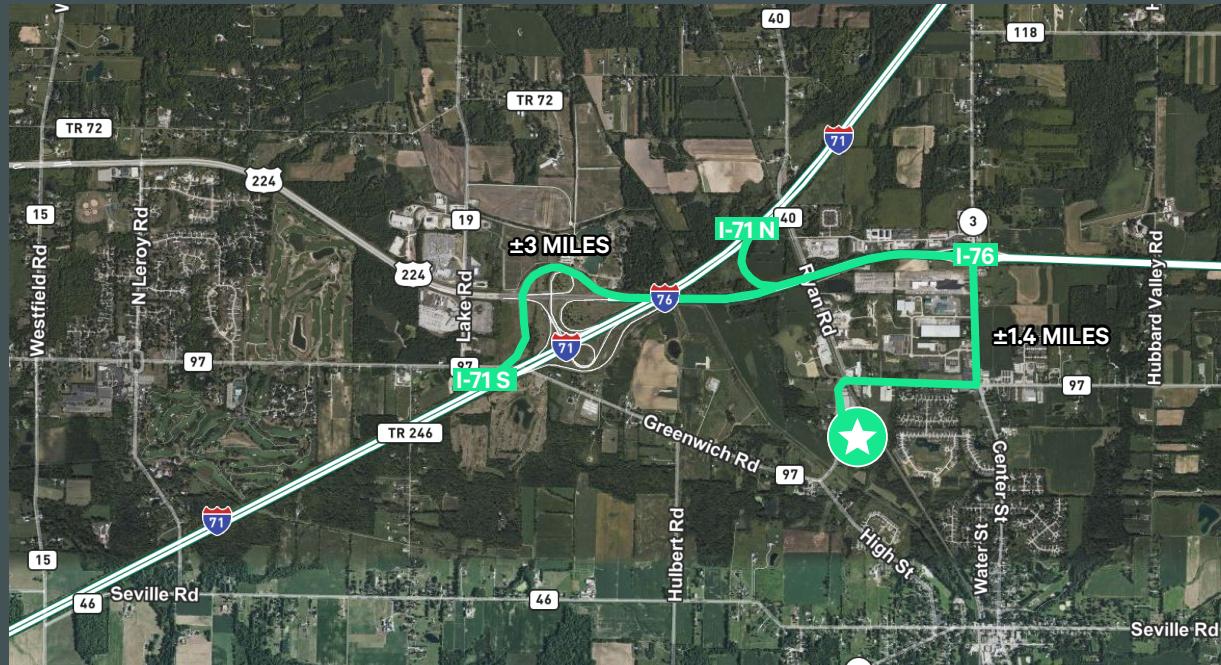


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Proximity to Highways



Contact Us

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Demographics

10 MILE RADIUS



121,187

2025 Population



48,406

Employees



\$114,627

Avg. Household Income



\$329,552

Avg. Housing Value



49,133

Households