

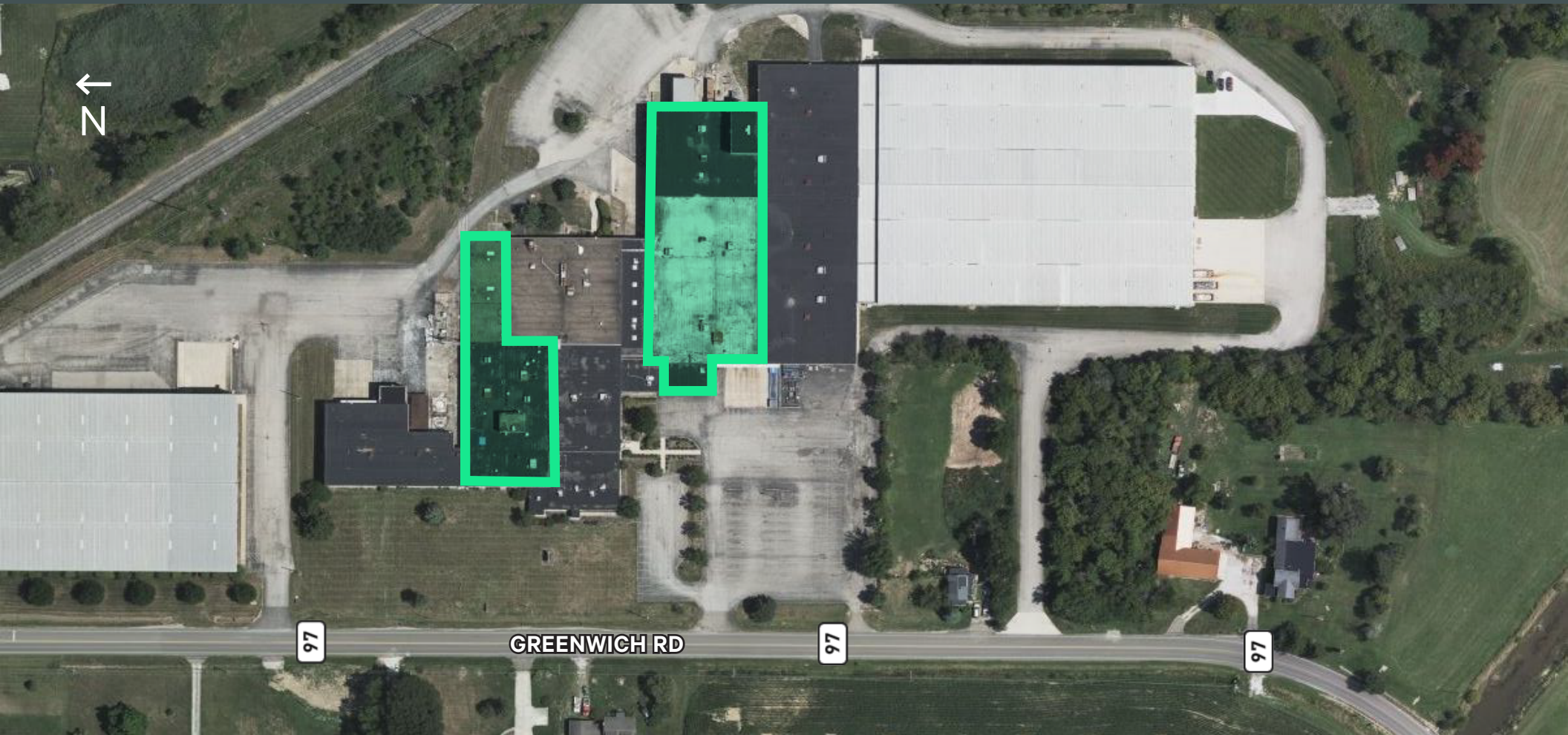
For Lease

CBRE

# Warehouse & Shop Spaces

Clean, Functional Spaces with Heavy Power  
and Great Highway Access

286 W Greenwich Road  
Seville, Ohio 44273



## Warehouse & Shop Spaces

286 W Greenwich Road | Seville, Ohio 44273

For Lease

# Property Highlights

- + **±1.4 Miles** to I-76,  
**±3 Miles** to I-76/I-71 Interchange
- + Building is Fully Sprinklered with Heavy Power (480V) and Ample Parking
- + Professionally Managed and Maintained
- + Building neighbors include MODLOGIQ, ToVee, PT Tech, and Stellar Automotive
- + **2025 Est. Operating Expenses: \$1.34**



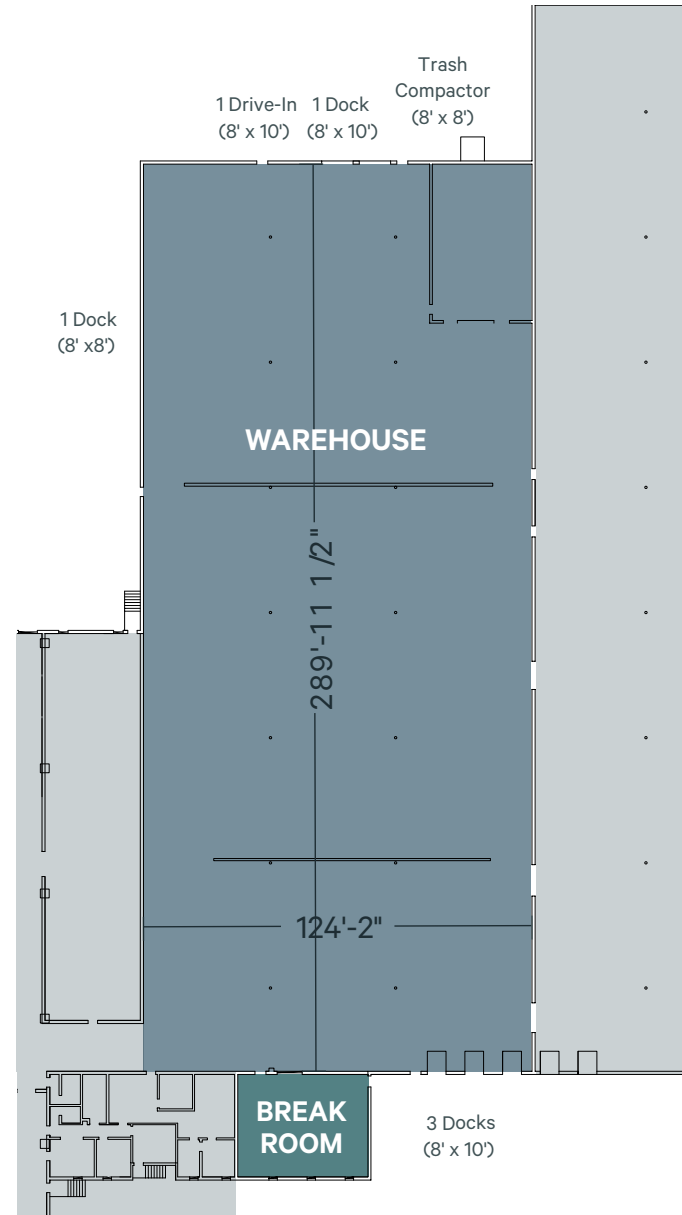
UNIT	LL	UL
Description	Warehouse / Distribution	Warehouse / Shop
Rentable SF	38,028 SF ±	16,500 SF ±
Office SF	1,068 SF ± Break Room <i>Additional Office To-Suit</i>	1,500 SF ±
Warehouse SF	36,960 SF ±	Warehouse: 12,000 SF ± Shop: 3,000 SF ±
Docks	Five (4 – 8'x10', 1 – 8'x8') Trash Compactor (8' x 8')	One (8' x 8') <i>Additional To Suit</i>
Drive-Ins	One (8' x 10')	<i>To Suit</i>
Clear Height	18'7"	Warehouse: 16'9" Shop: 11'10"
Column Spacing	41' x 41'	Clear Span (40'–50' x 132')
Additional Features	Air Conditioned Break Room; Shop Offices & Restrooms; Heavy Power; Air Rotation Heating Units; New LED Lighting and Man Doors	Updated Office (New Paint, Carpet, Lighting); Clean Shop Space with Natural Light; Clear Span Shop & Warehouse Bays; Reznor Heating Units
Asking Rate	<b>\$ 4.95 / SF NNN</b>	<b>\$ 5.25 / SF NNN</b>

# Floor Plan

## Unit LL

±38,028 SF

- Break Room: ±1,068 SF
- Warehouse: ±36,960 SF
- Unavailable

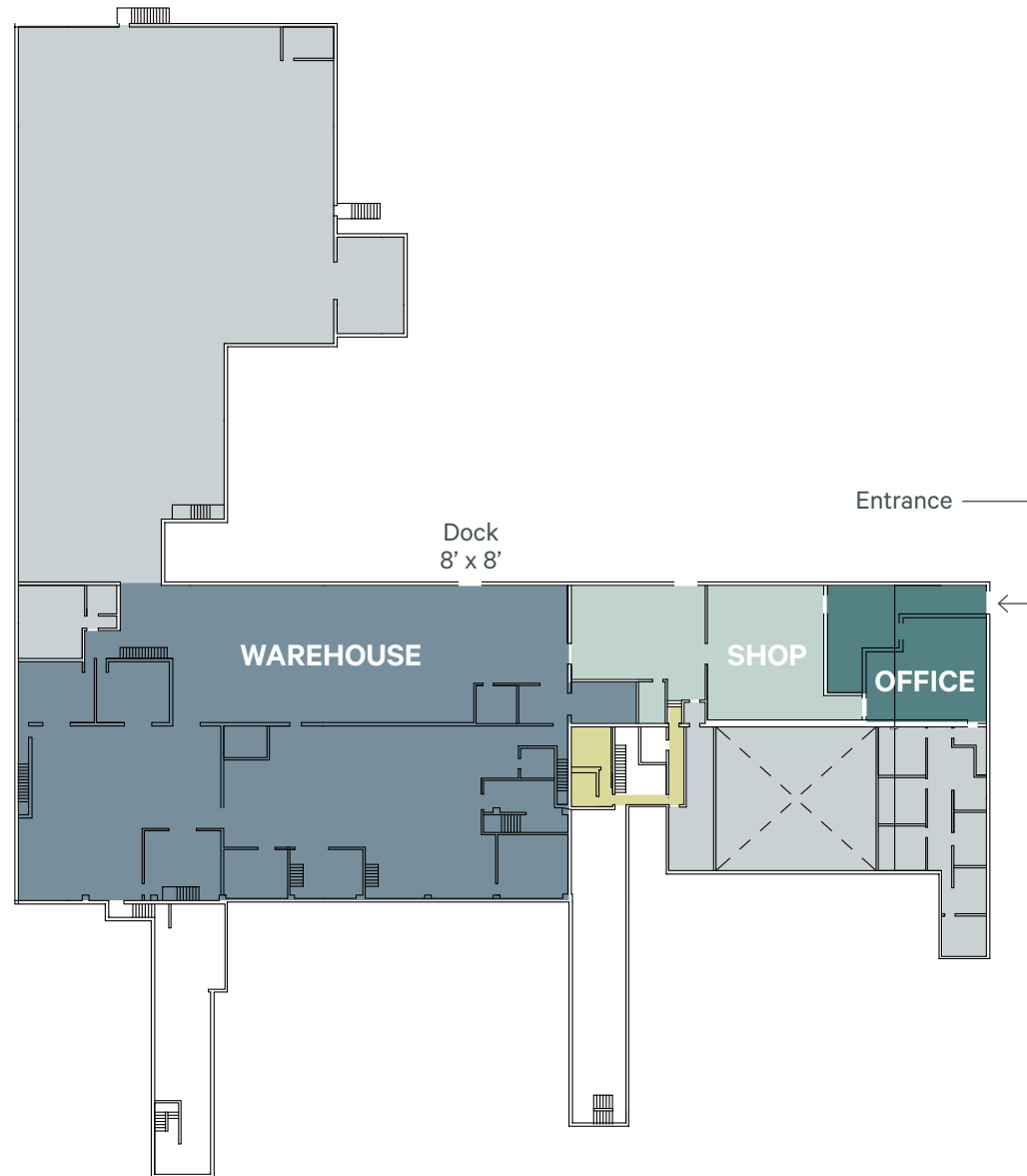


# Floor Plan

## Unit UL

±16,500 SF

- Office: ±1,500 SF
- Shop: ±3,000 SF
- Warehouse: ±12,000 SF
- Restrooms
- Unavailable



Office, Warehouse & Shop Available  
286 W Greenwich Road | Seville, Ohio 44273

For Lease

# Unit Photos Unit LL



Office, Warehouse & Shop Available  
286 W Greenwich Road | Seville, Ohio 44273

For Lease

# Unit Photos

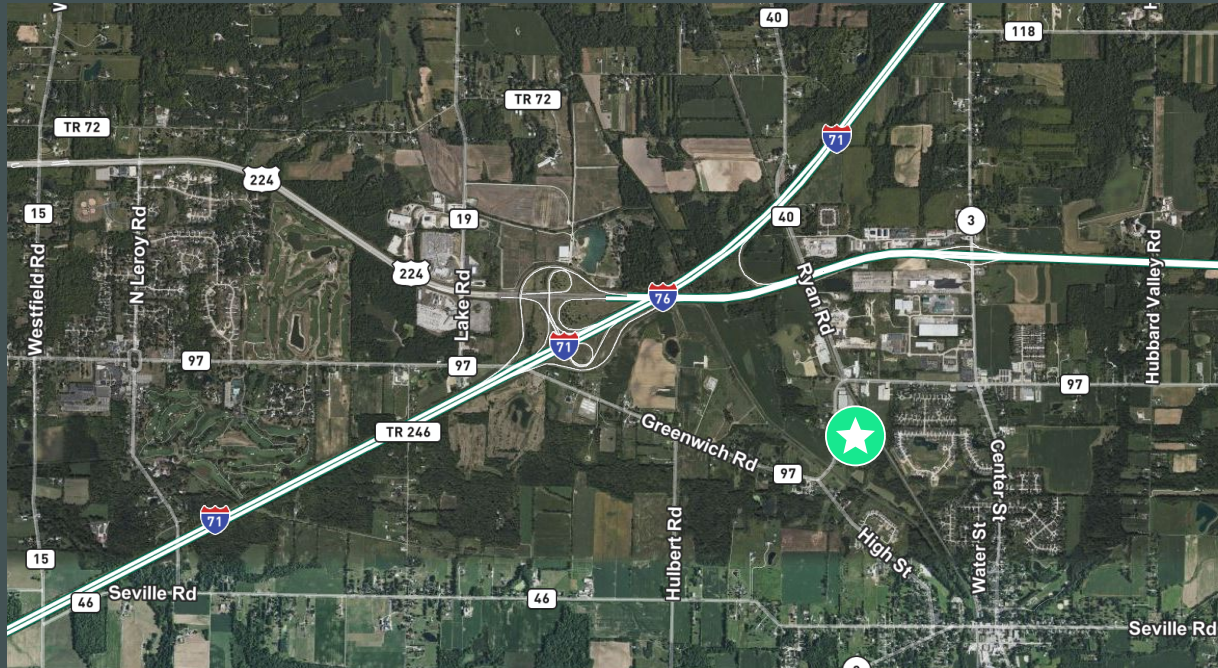
Unit UL



Office, Warehouse & Shop Available  
286 W Greenwich Road | Seville, Ohio 44273

For Lease

## Proximity to Highways



## Contact Us

**Jenna Gauntner**  
Senior Associate  
+1 216 704 4469  
jenna.gauntner@cbre.com

**CBRE, Inc.**  
950 Main Avenue  
Suite 200  
Cleveland, Ohio 44113

## Demographics

10 MILE RADIUS



**120,822**  
2023 Population



**47,687**  
Employees



**\$109,651**  
Avg. Household Income



**\$300,016**  
Avg. Housing Value



**48,443**  
Households

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.