

CBRE



DEVELOPED BY
FIELDSTONE
DEVELOPMENT



**31369 INDUSTRIAL PARKWAY
NORTH OLMSTED, OHIO**

PRIME INDUSTRIAL SPACE

±9.8K–25.2K SF Spec Building & BTS Up to ±36K SF

EXCELLENT LOCATION JUST OFF I-480 EXIT AT LORAIN ROAD

31369 INDUSTRIAL PARKWAY | NORTH OLMSTED, OHIO

PROPERTY HIGHLIGHTS

FIND YOUR IDEAL SPACE AT 31369 INDUSTRIAL PARKWAY.

This newly built spec building offers $\pm 9,845$ – $49,473$ SF with build-to-suit office options to fit your needs.

\$9.90/SF NNN

LEASE RATE

26'

CLEAR HEIGHT

8

DOCKS

6

DRIVE-INS

- + Office Space Build-to-Suit
- + Additional Build-to-Suit Proposed Totaling 36,238 SF
- + Excellent Highway Visibility on I-480
- + 100% Tax Abatement with Job Creation
- + Adequate Parking Available
- + Immediate Access to I-480 & the Ohio Turnpike (I-80)
- + Located just 10 Minutes from Cleveland Hopkins International Airport



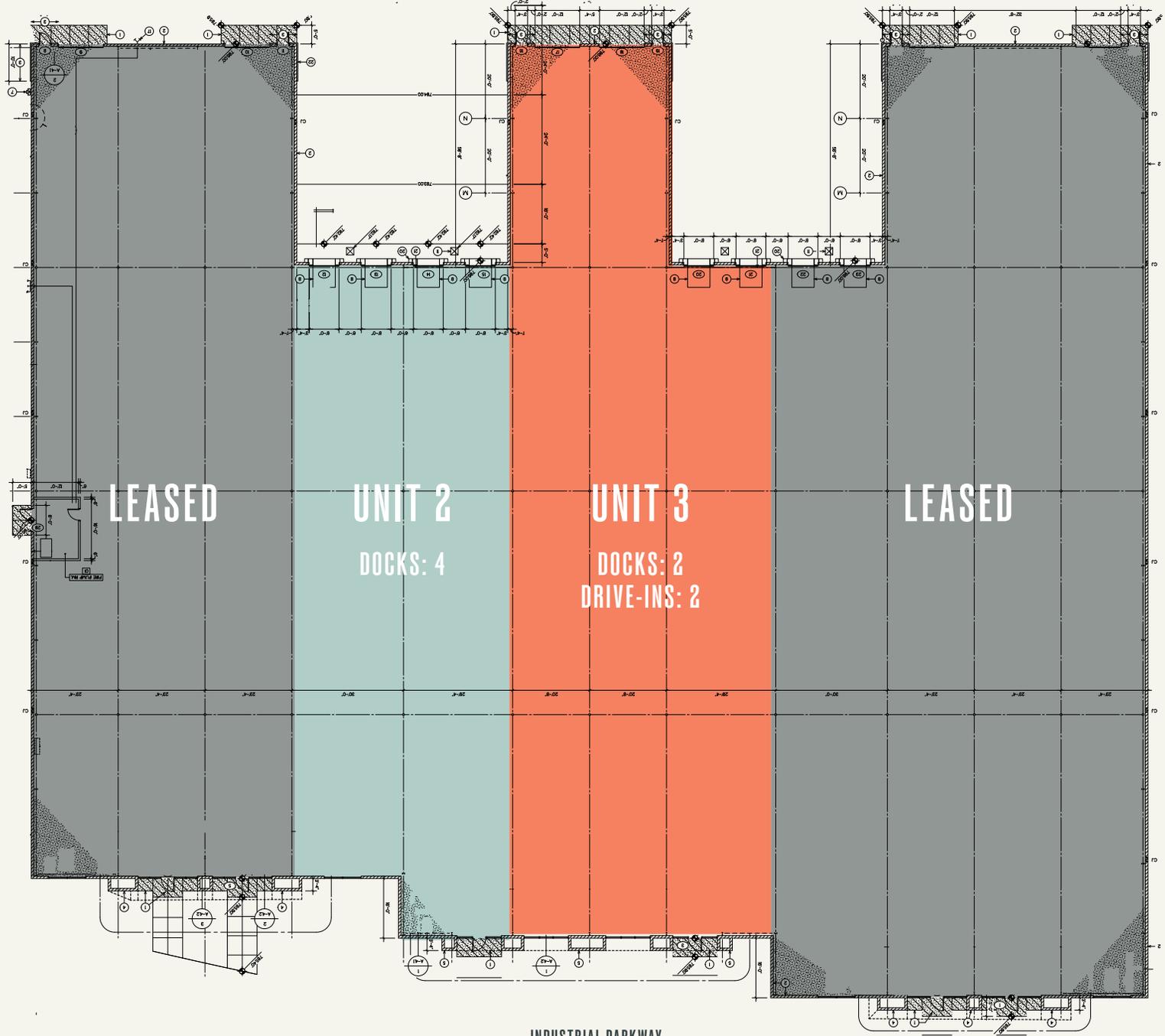
FLOOR PLAN

±9,845-25,219 SF
AVAILABLE

UNIT	SIZE
1	LEASED
2	9,845 SF
3	15,374 SF
4	LEASED

Units 2 & 3 can be leased contiguously for a total of 25,219 SF

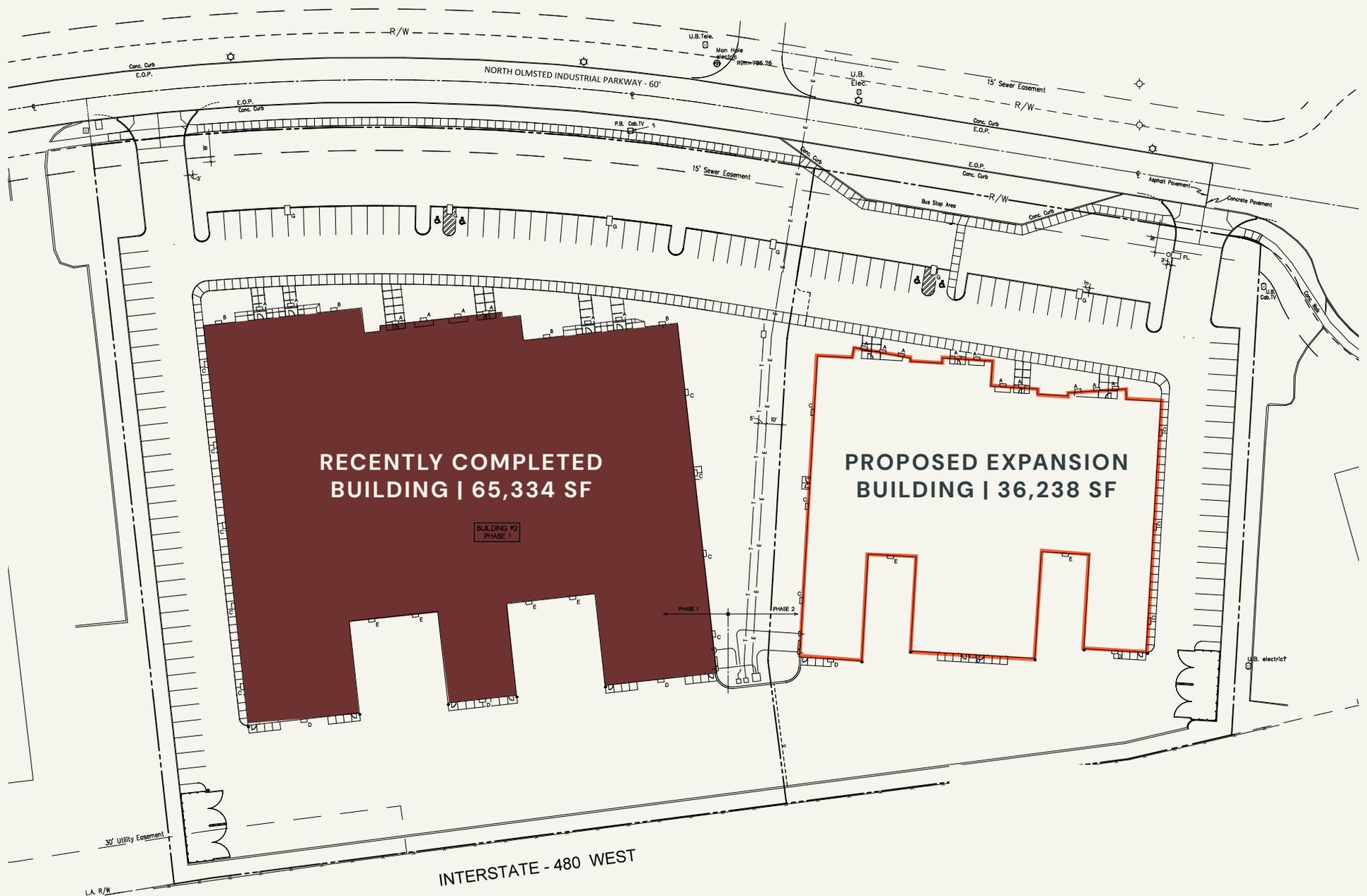
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INDUSTRIAL PARKWAY

SITE PLAN

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PROPERTY LOCATION

LOCATION	DRIVE TIME	MILEAGE
I-480	1 MINUTE	0.5 MILES
I-80	3 MINUTES	1.7 MILES
I-90/Route 2	20 MINUTES	9.5 MILES
I-71	11 MINUTES	10 MILES
Cleveland Hopkins International Airport	13 MINUTES	9.6 MILES
Downtown Cleveland	26 MINUTES	21 MILES
Akron	50 MINUTES	50 MILES
Toledo	1 HR, 25 MINS	96 MILES

QUICK DEMOGRAPHICS | 5 MILE RADIUS

122,973

2025 Population

\$138,376

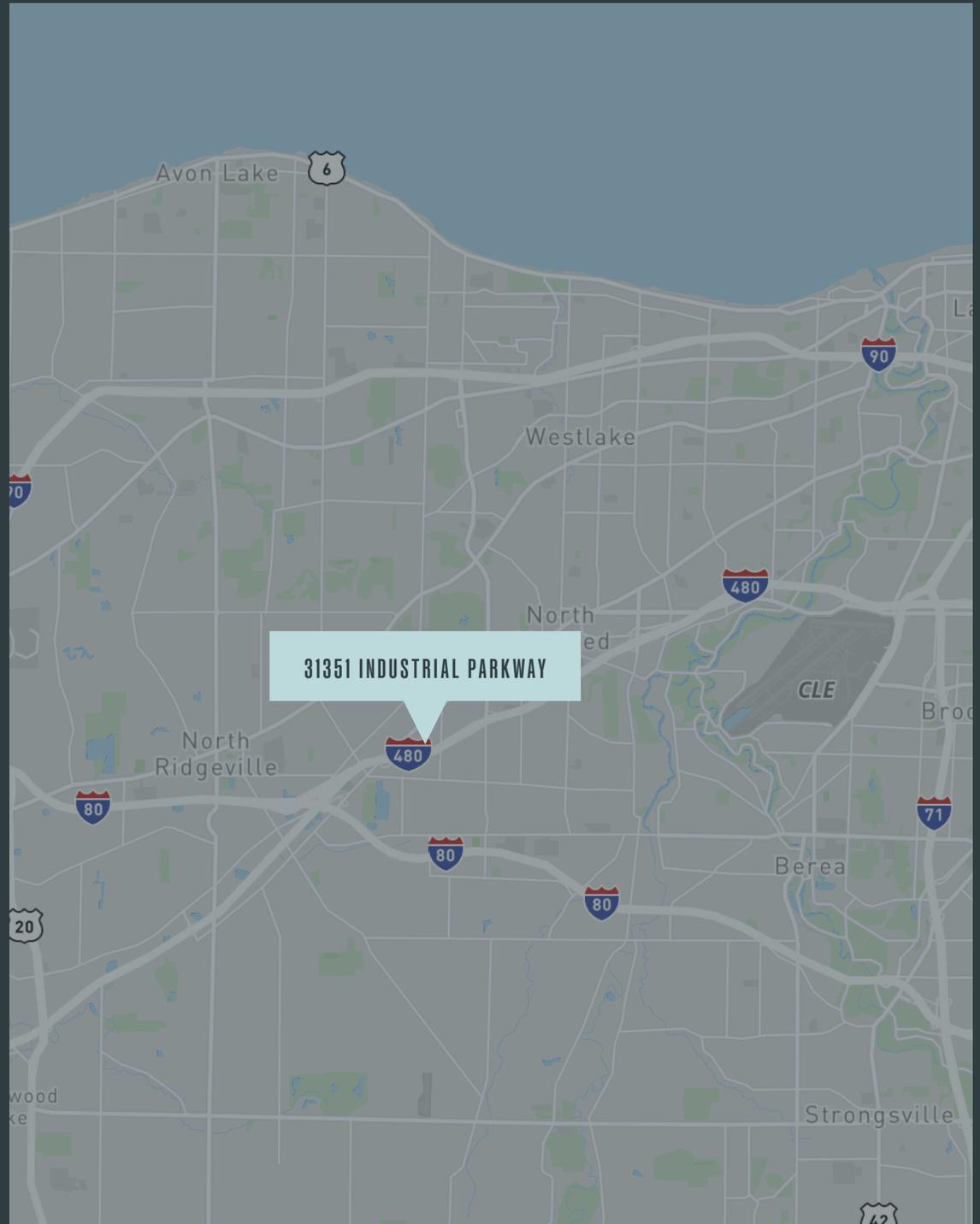
2025 Avg. Household Income

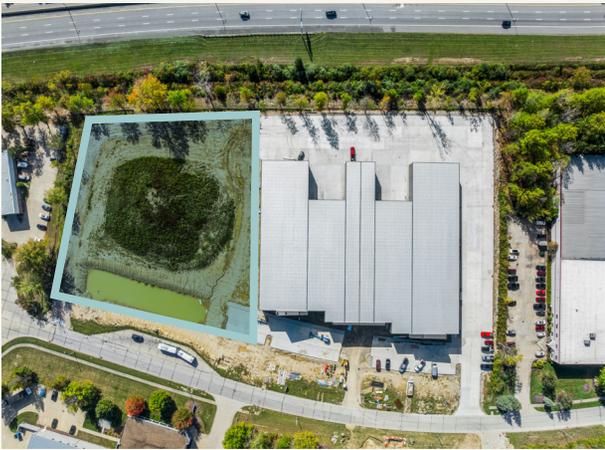
3,534

2025 Businesses

50,348

2025 Households





**EXCELLENT
HIGHWAY
VISIBILITY
& UNBEATABLE
ACCESS**

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