

Industrial | For Lease

CBRE

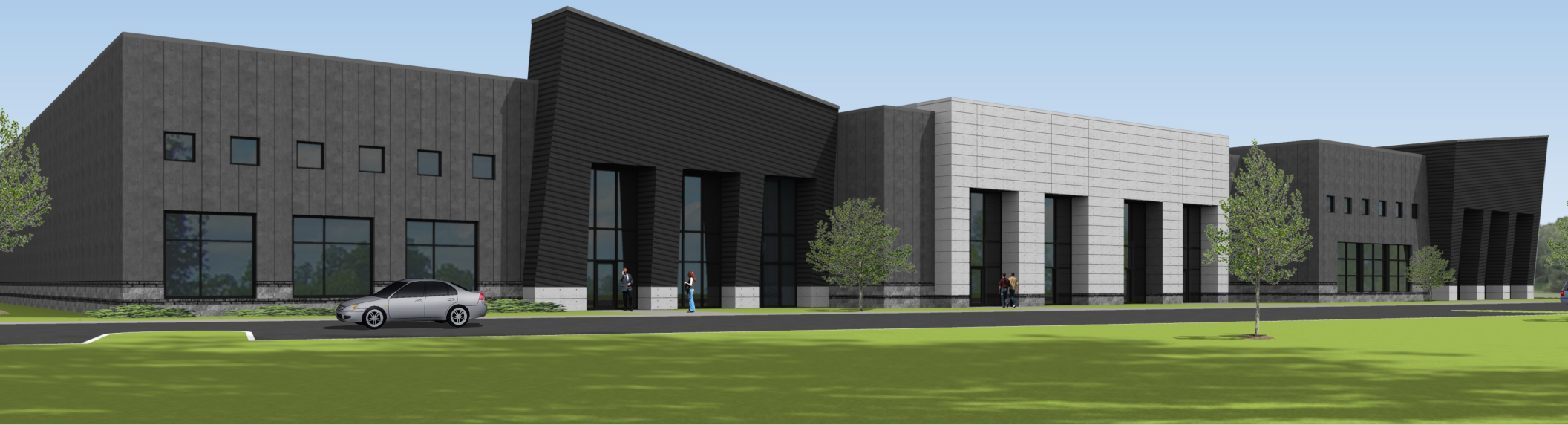
Prime Spec Building

65,000 SF, Expandable to 100K SF

Industrial Parkway
North Olmsted, Ohio 44070

Excellent Location Just Off of I-480 Exit at Lorain Road

DELIVERY MAY 2025



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PROPERTY HIGHLIGHTS

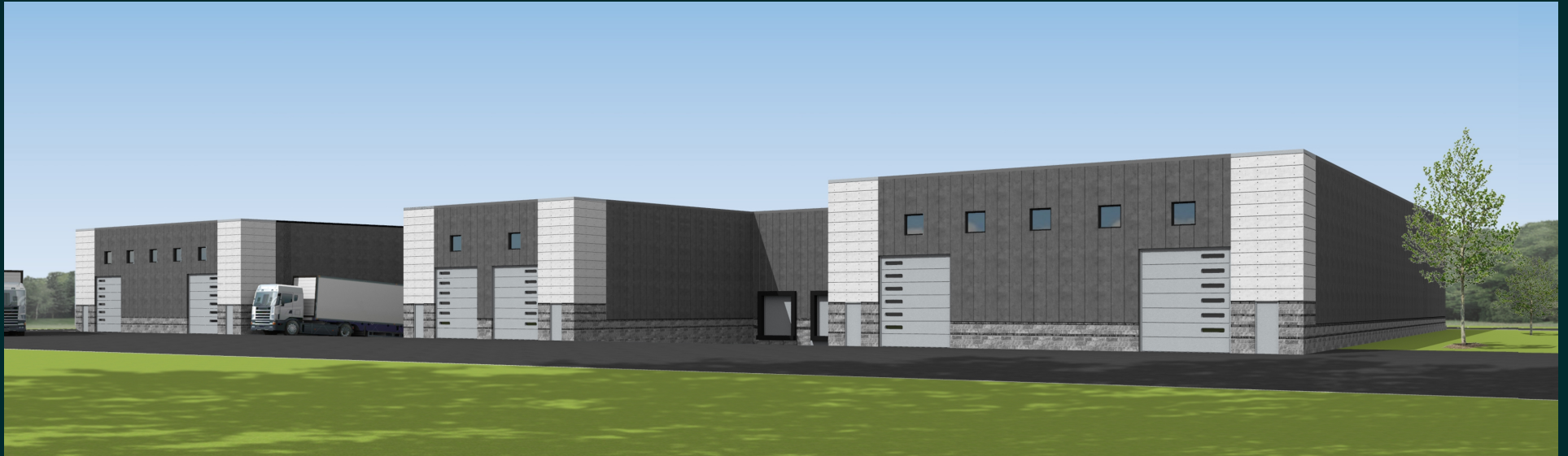
- + Available Space: $\pm 65,000$ to $\pm 100,000$ SF
- + Delivery: May 2025
- + Lease Rate - \$9.90/SF NNN
- + 100% tax abatement included for 15 years
- + Highway visibility
- + Office space build-to-suit
- + Clear Height: 26'
- + Docks: 12 plus
- + Adequate parking available
- + Immediate access to I-480 & OH Turnpike (I-80)
- + Excellent location, 10 minutes away from the Cleveland Hopkins International Airport



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PROPERTY PHOTOS



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PRELIMINARY SITE PLAN – TWO BUILDINGS



Groundbreaking
September 2024

Delivery May 2025

65,000 SF
Scalable up to 100K SF

\$9.90/SF NNN

100% Tax Abatement
Included for 15 Years

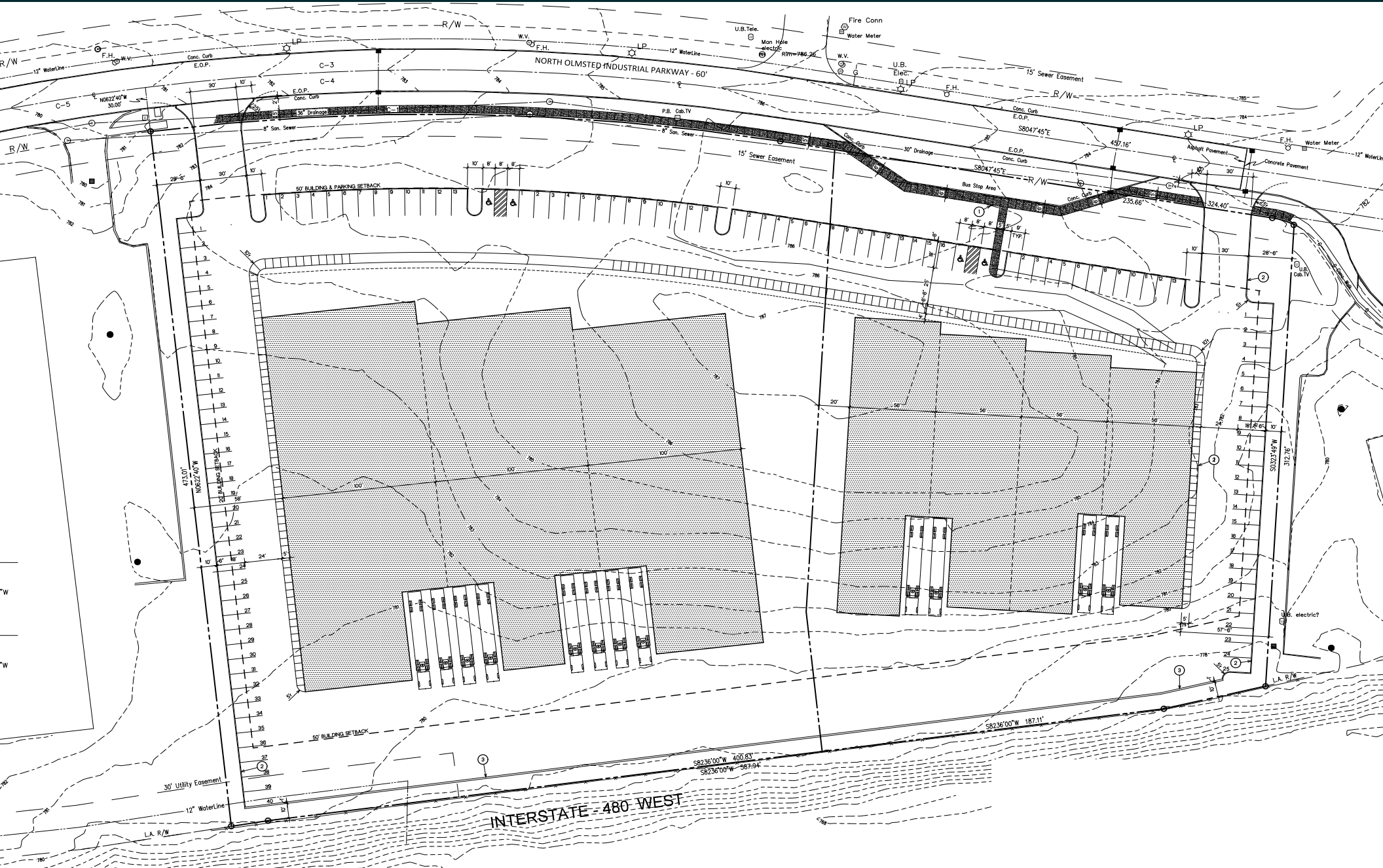


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DEVELOPMENT

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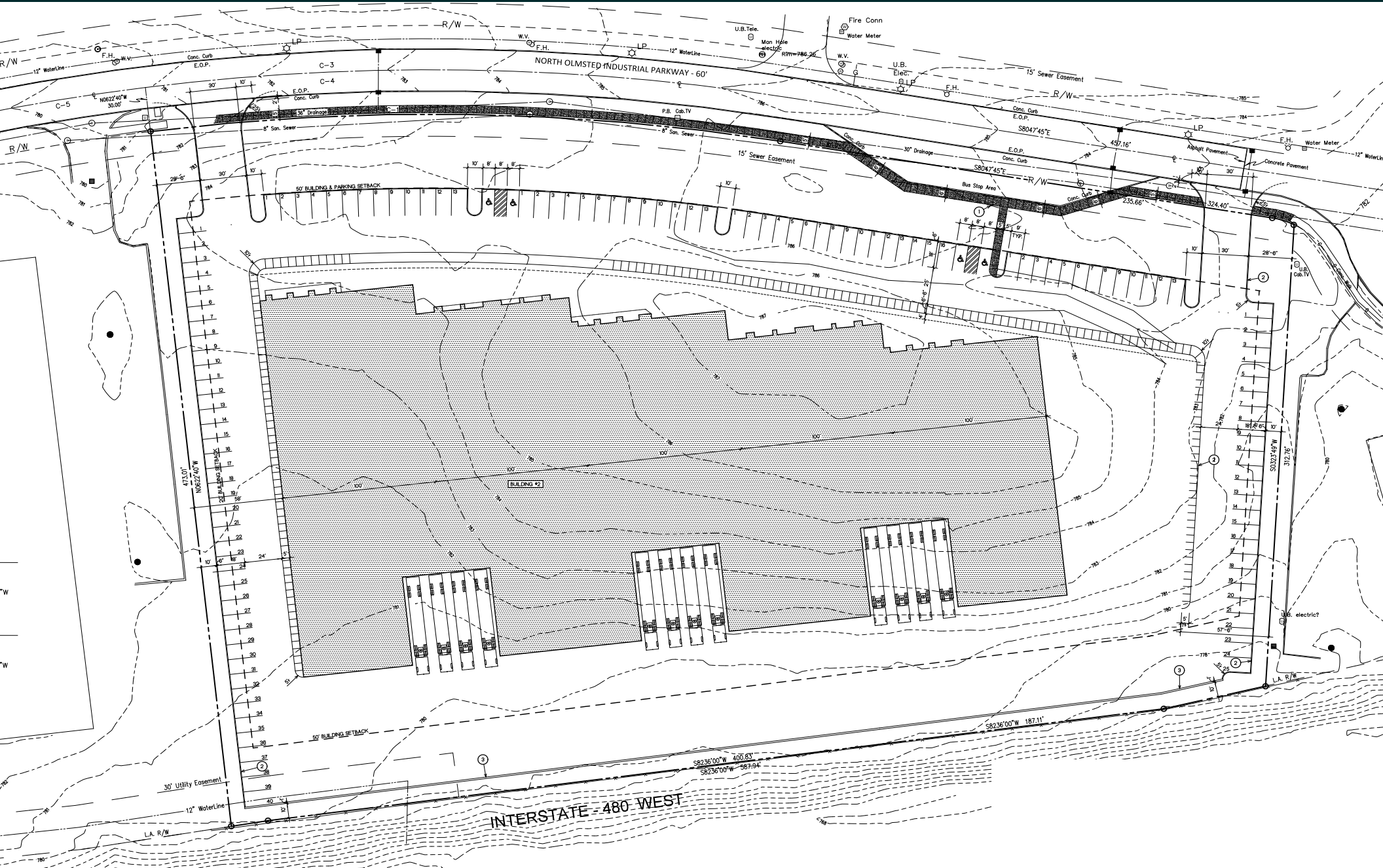
PRELIMINARY SITE PLAN – TWO BUILDINGS



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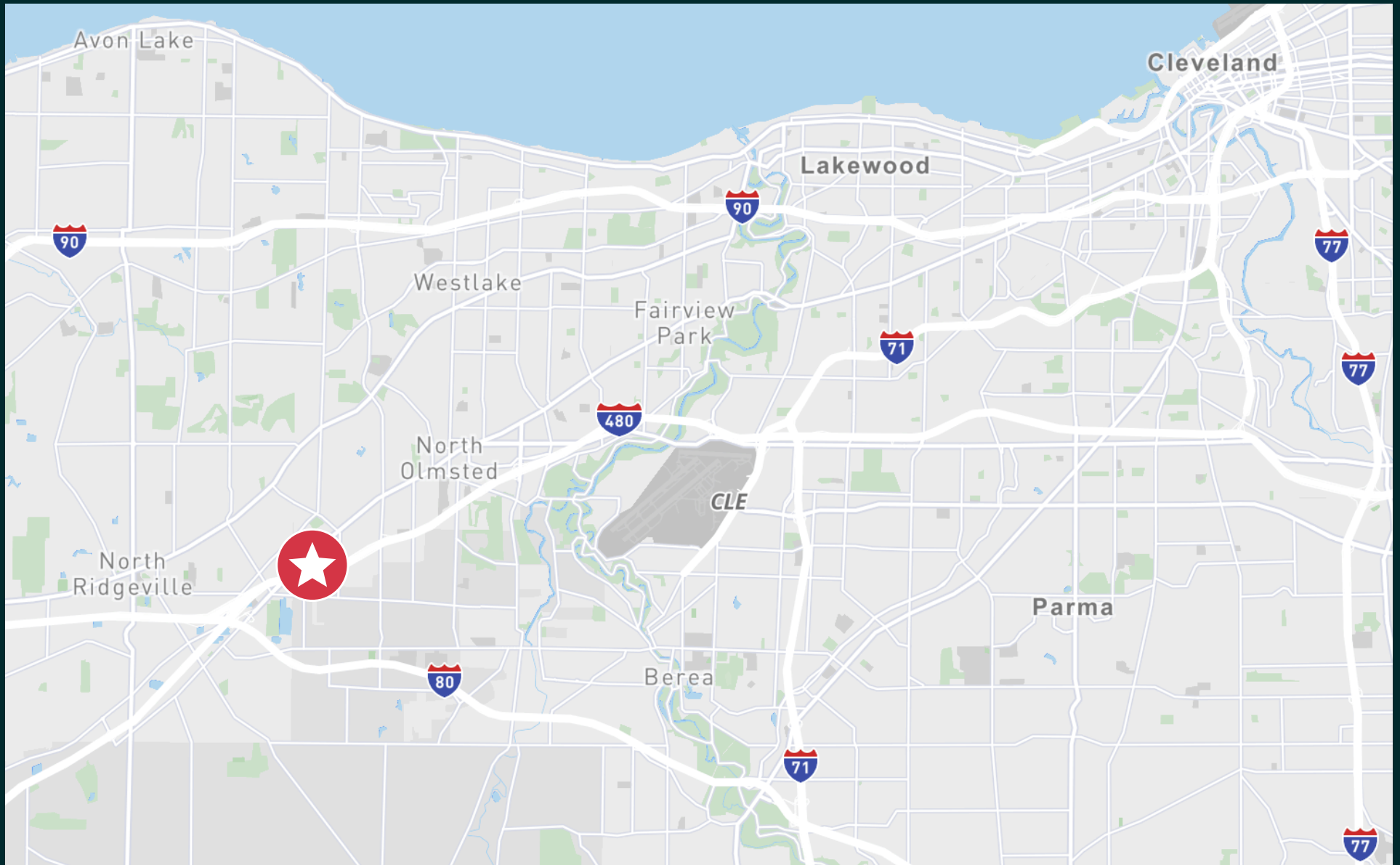
PRELIMINARY SITE PLAN - ONE BUILDING



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LOCATION MAP



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RETAIL TRADE AREA



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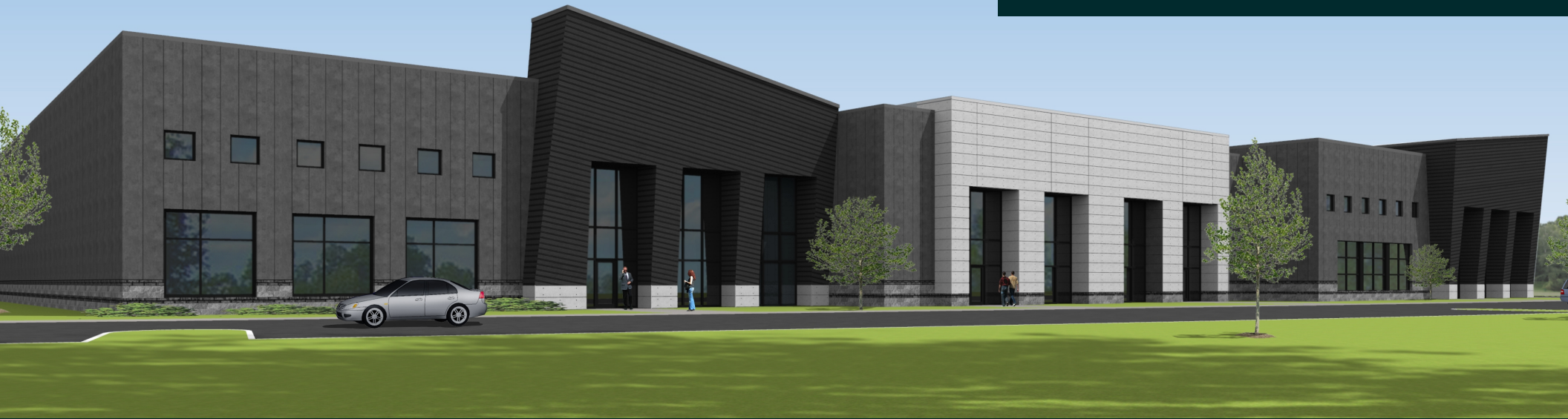
DEMOGRAPHIC OVERVIEW

CATEGORIES	1 MILE	3 MILES	5 MILES	10 MILES
2024 Businesses	124	1,220	3,654	17,519
2024 Employees	1,067	13,740	51,087	267,277
2024 Population – Current Year Estimate	4,463	51,514	123,292	479,389
2024 Median Age	50.1	45.1	44.6	43.4
2024 Population 25 and Over	3,401	37,802	89,670	348,890
2024 Households - Current Year Estimate	1,916	21,296	50,403	202,795
2024 Average Household Income	\$123,031	\$119,860	\$129,506	\$112,793
2024 Owner Occupied Housing Units	1,702	17,966	41,581	150,515
2024 Average Value of Owner Occ. Housing Units	\$243,008	\$261,481	\$308,907	\$289,170
2024 Daytime Population	3,494	37,584	104,921	466,471
Daytime Workers	1,260	13,461	46,634	239,085
Daytime Residents	2,234	24,123	58,287	227,386

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DELIVERY MAY 2025



Contact Us

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DEVELOPMENT**

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