

**CBRE**



DEVELOPED BY  
FIELDSTONE  
DEVELOPMENT

31369 INDUSTRIAL PARKWAY  
NORTH OLMSTED, OHIO



# PRIME INDUSTRIAL SPACE

**±9.8K-49.4K 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

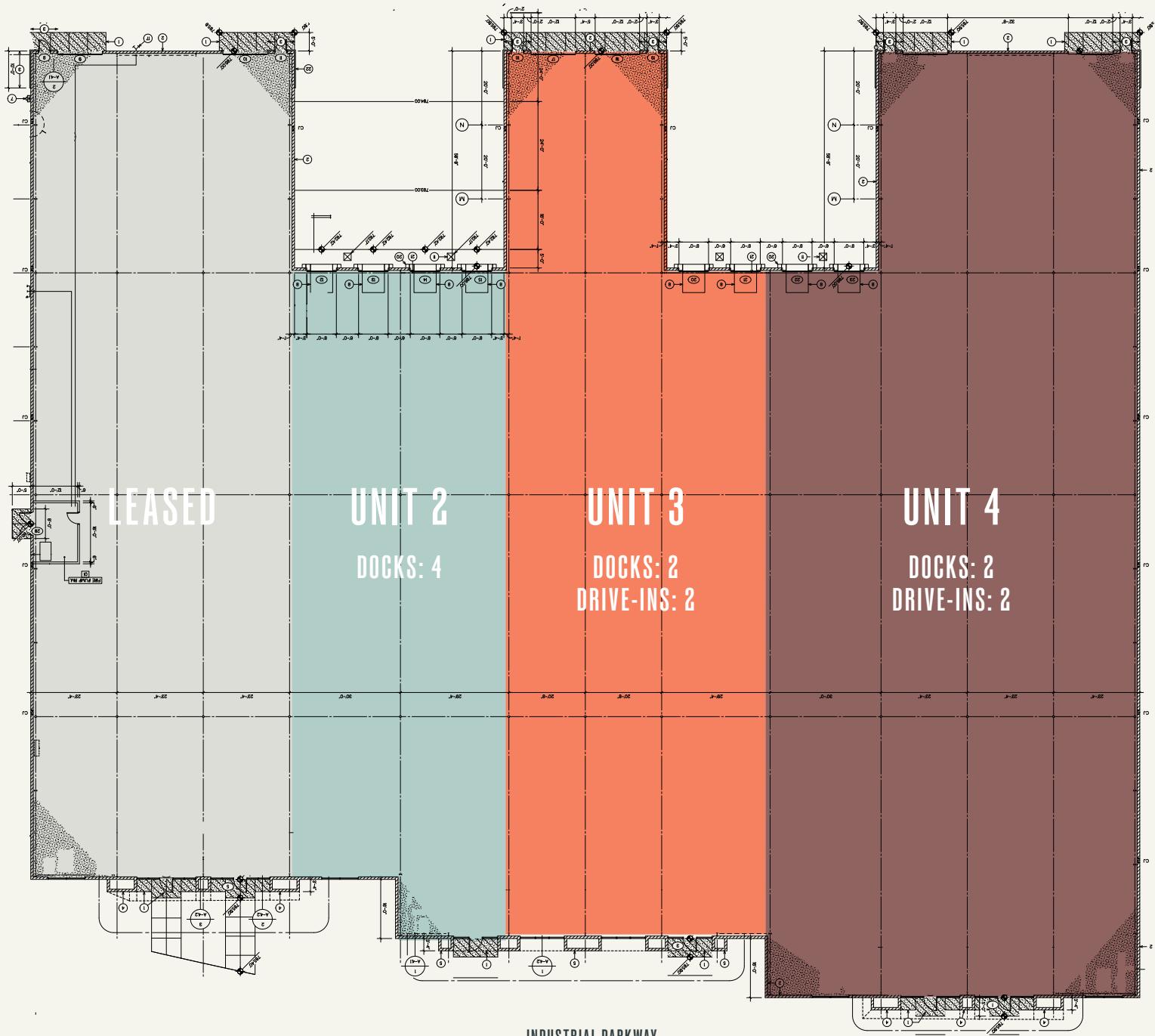
# FLOOR PLAN

±9,845-49,473 SF  
AVAILABLE

| UNIT | SIZE      |
|------|-----------|
| 1    | LEASED    |
| 2    | 9,845 SF  |
| 3    | 15,374 SF |
| 4    | 24,254 SF |

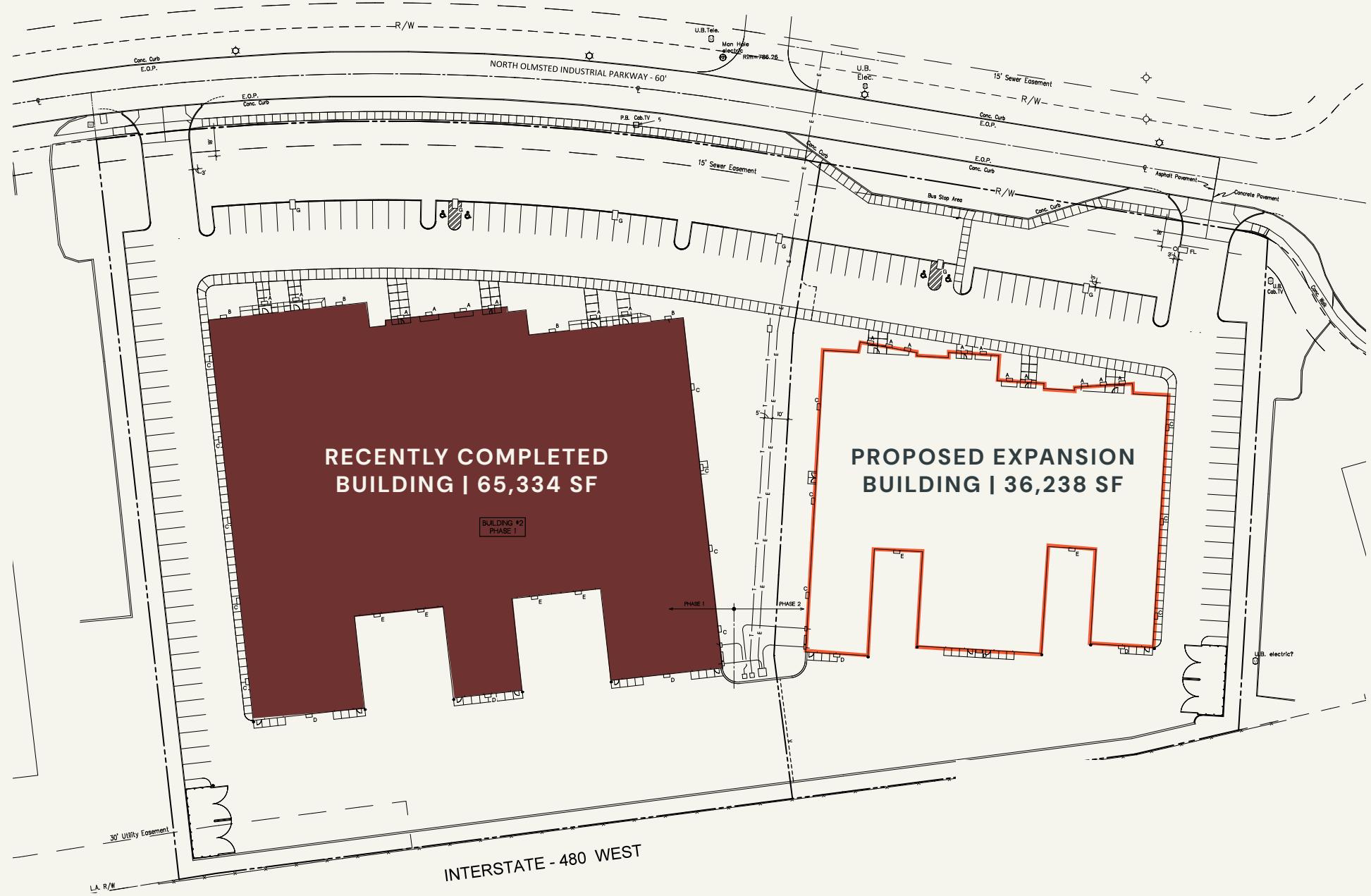
Units 2, 3 & 4 can be  
leased contiguously  
for a total of 49,473 SF

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# 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                                  | 1HR, 25 MINS | 96 MILES  |

## QUICK DEMOGRAPHICS | 5 MILE RADIUS

**121,913**

2024 Population

**\$139,417**

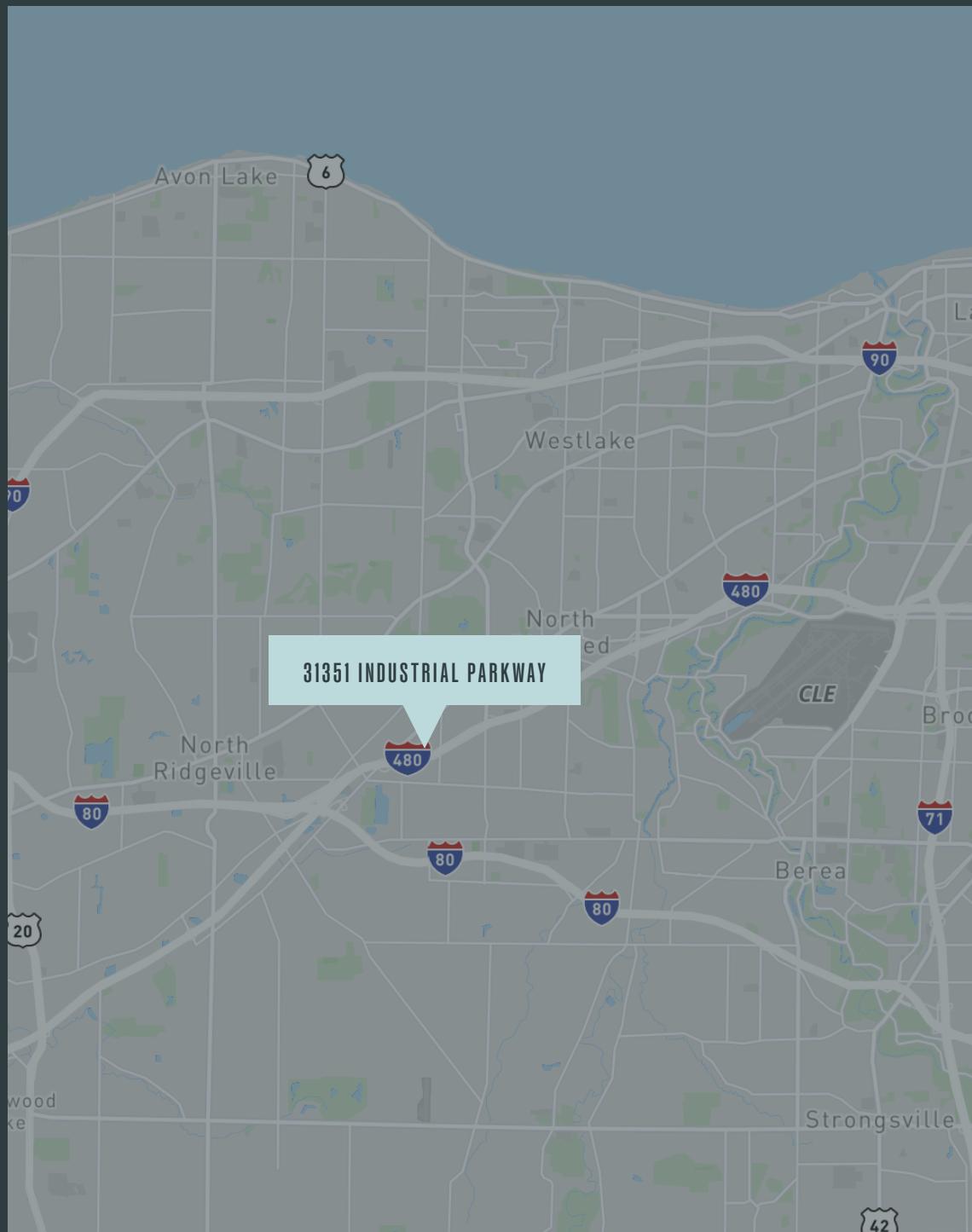
2024 Avg. Household Income

**3,492**

2024 Businesses

**49,639**

2024 Households





**EXCELLENT  
HIGHWAY  
VISIBILITY  
& UNBEATABLE  
ACCESS**



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