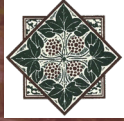


**CBRE**



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

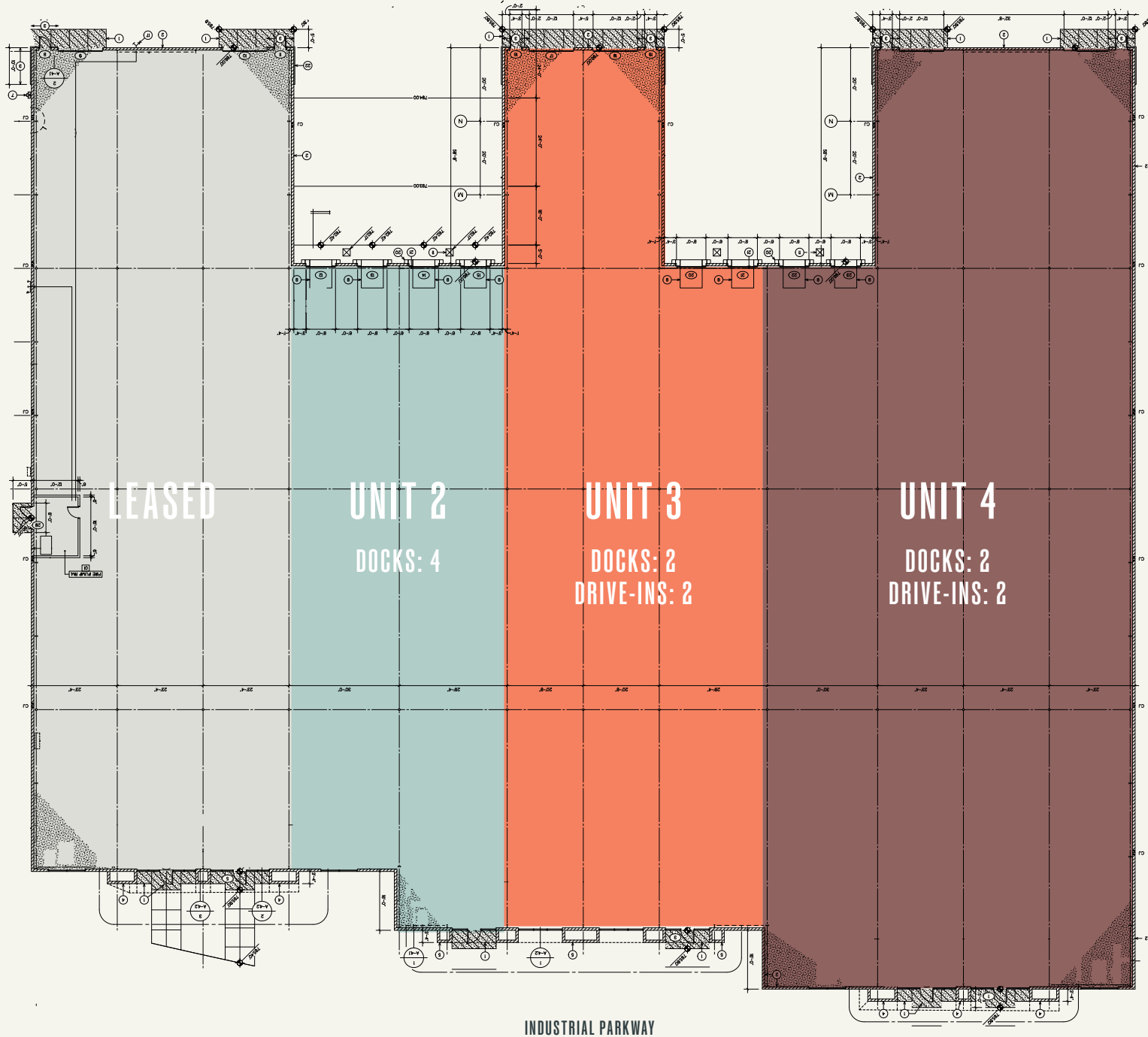
# FLOOR PLAN

±9,845-49,473 SF  
AVAILABLE

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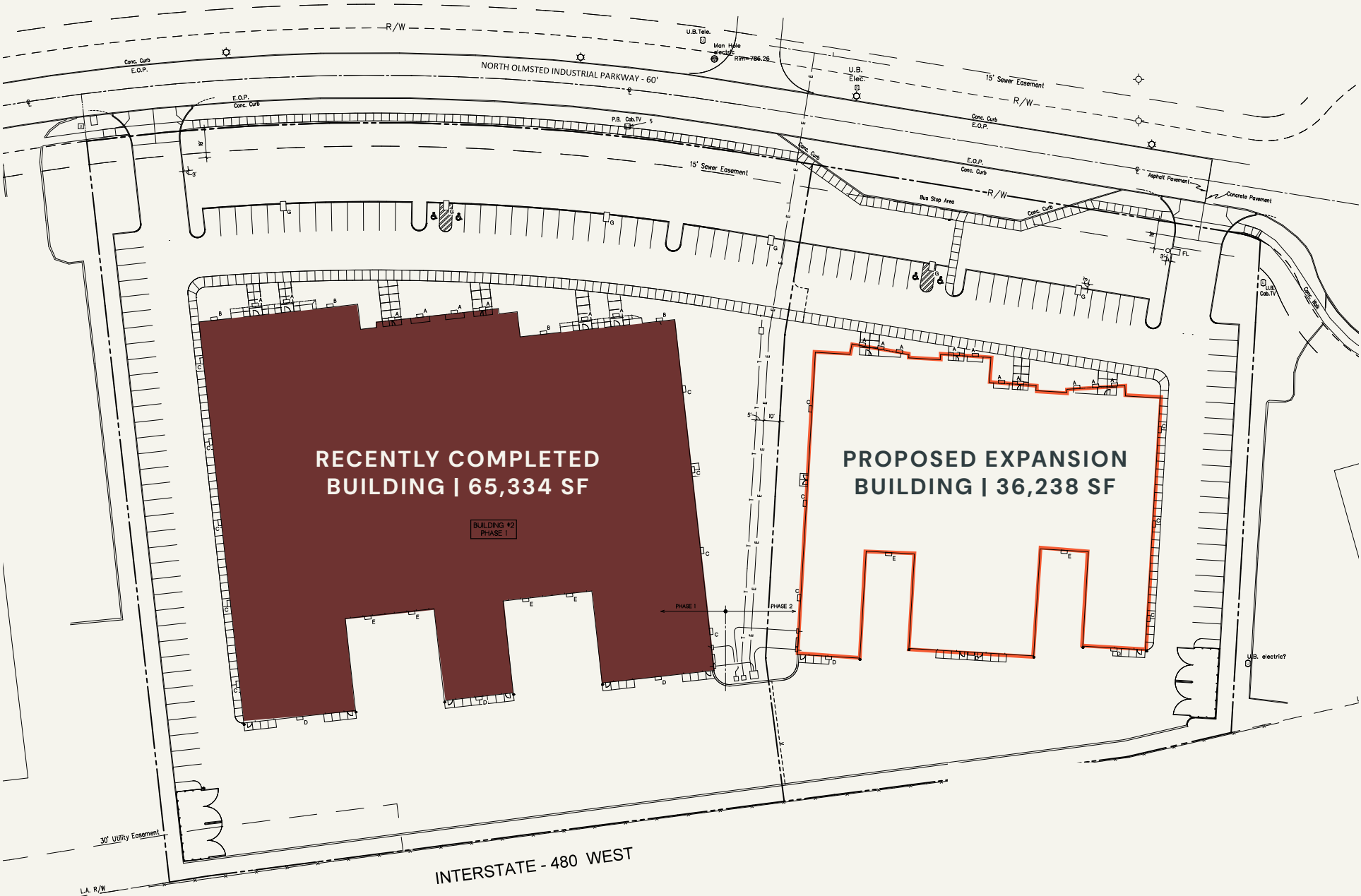
UNIT	SIZE
1	LEASED
2	9,845 SF
3	15,374 SF
4	24,254 SF

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



# SITE PLAN

31369 INDUSTRIAL PARKWAY | NORTH OLMSTED, OHIO





31369 INDUSTRIAL PARKWAY | NORTH OLMSTED, OHIO

# 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

121,913

2024 Population

\$139,417

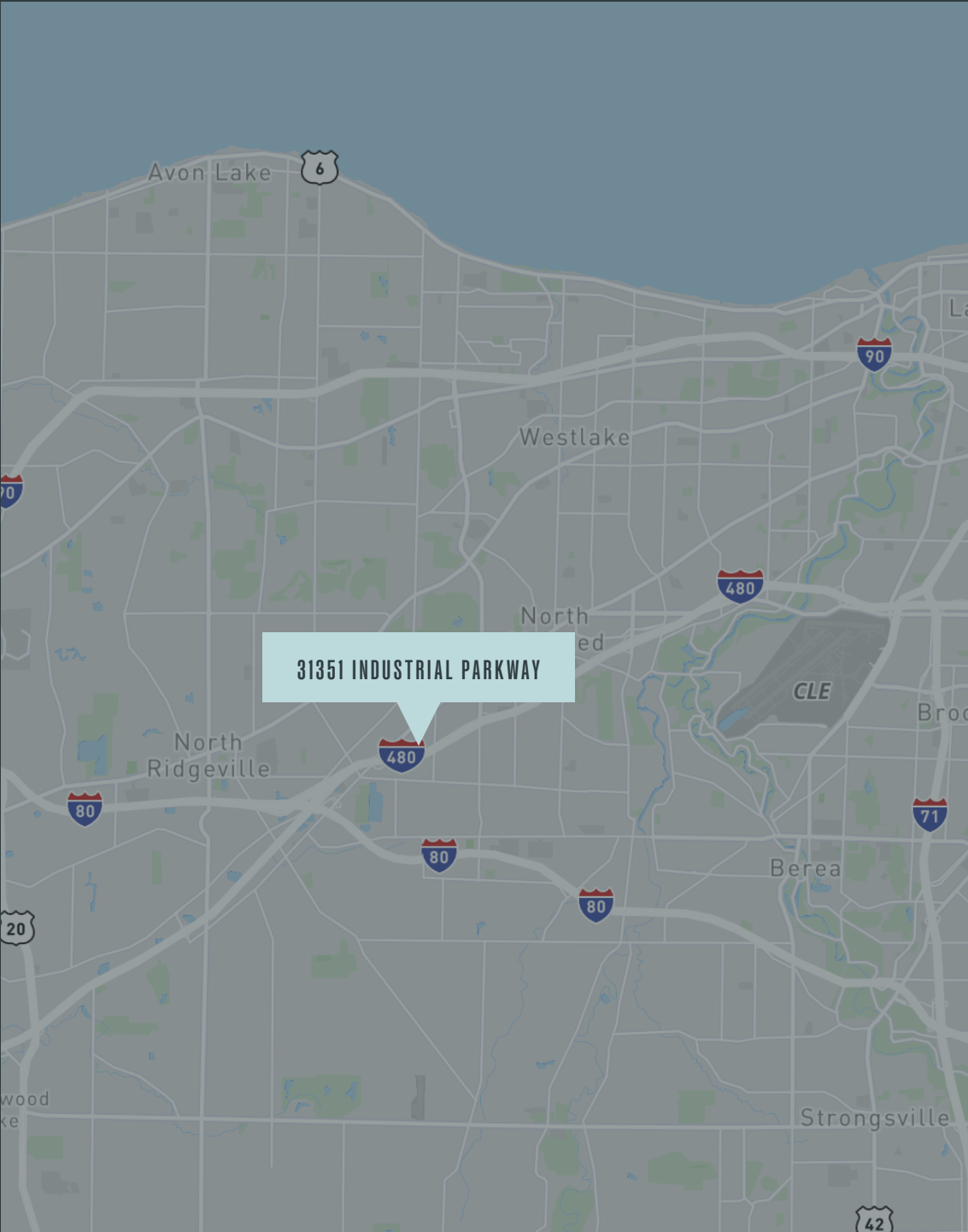
2024 Avg. Household Income

3,492

2024 Businesses

49,639

2024 Households







**EXCELLENT  
HIGHWAY  
VISIBILITY  
& UNBEATABLE  
ACCESS**





31369 INDUSTRIAL PARKWAY  
NORTH OLMS TED, OHIO

# PRIME INDUSTRIAL SPACE

±9.8K–49.4K SF Spec Building & BTS Up to ±36K SF

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DEVELOPED BY  
FIELDSTONE  
DEVELOPMENT

**CBRE**

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