

60,732 SF WAREHOUSE FOR LEASE



EXCELLENT USE FOR RETAIL & WAREHOUSING

825 LEONA STREET

ELYRIA, OHIO

CBRE

825 LEONA STREET | ELYRIA, OHIO

PROPERTY OVERVIEW

- 60,732 SF Warehouse with 5,000 SF Office Space
- Able to demise to 20,000 SF
- 6 Docks, 1 Drive-In
- Concrete Construction with 21' Clear Height
- Fully Sprinklered
- Great Use for Retail and Warehousing
- Ideal Location & Access to both I-90 and I-80 (OH Turnpike)
- Excellent Highway Visibility with 950' of Frontage on I-90

ASKING RATE: \$6.95/SF NNN

HIGHLIGHTS

60,732 SF
TOTAL SF AVAILABLE

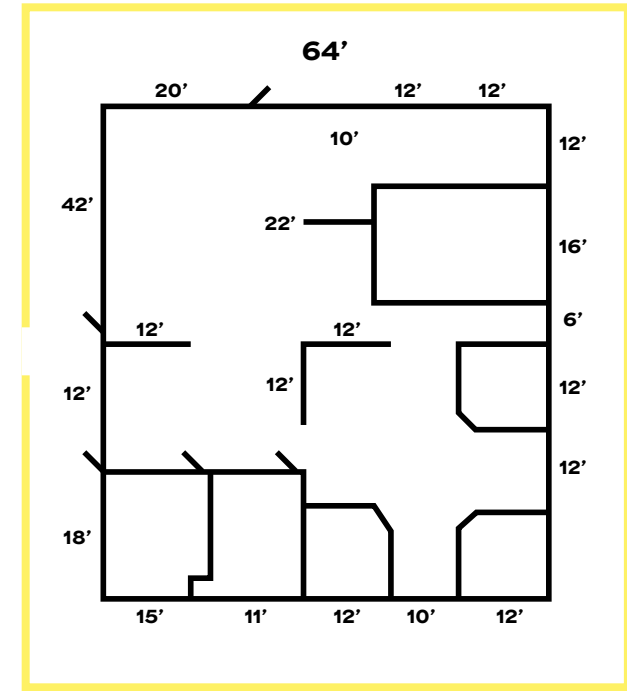
5,000 SF
OFFICE SF AVAILABLE

6 DOCKS | **1** DRIVE-IN

21'
CLEAR HEIGHT



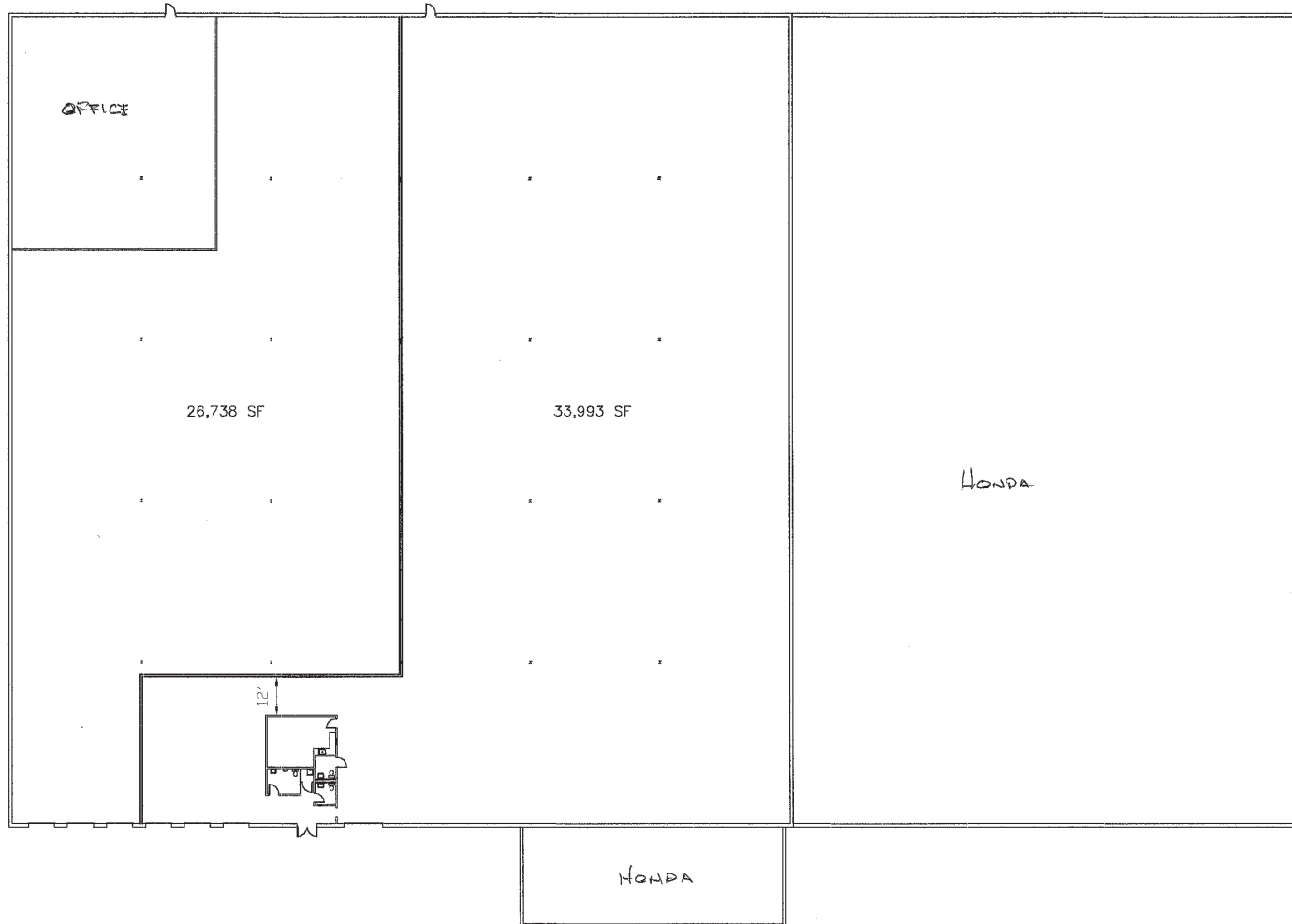
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OFFICE LAYOUT

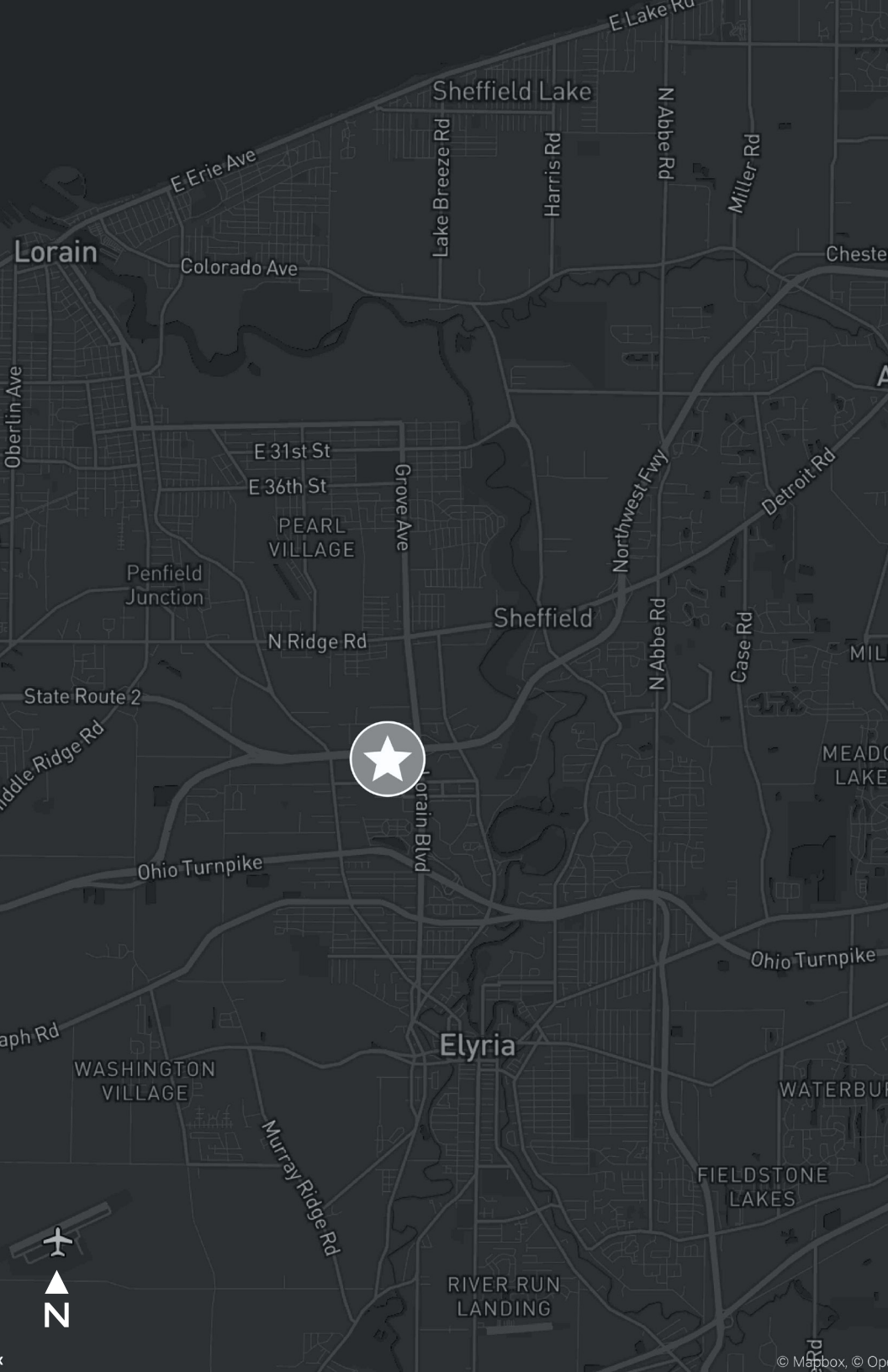
PROPOSED FLOOR PLAN

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PROPERTY AERIAL

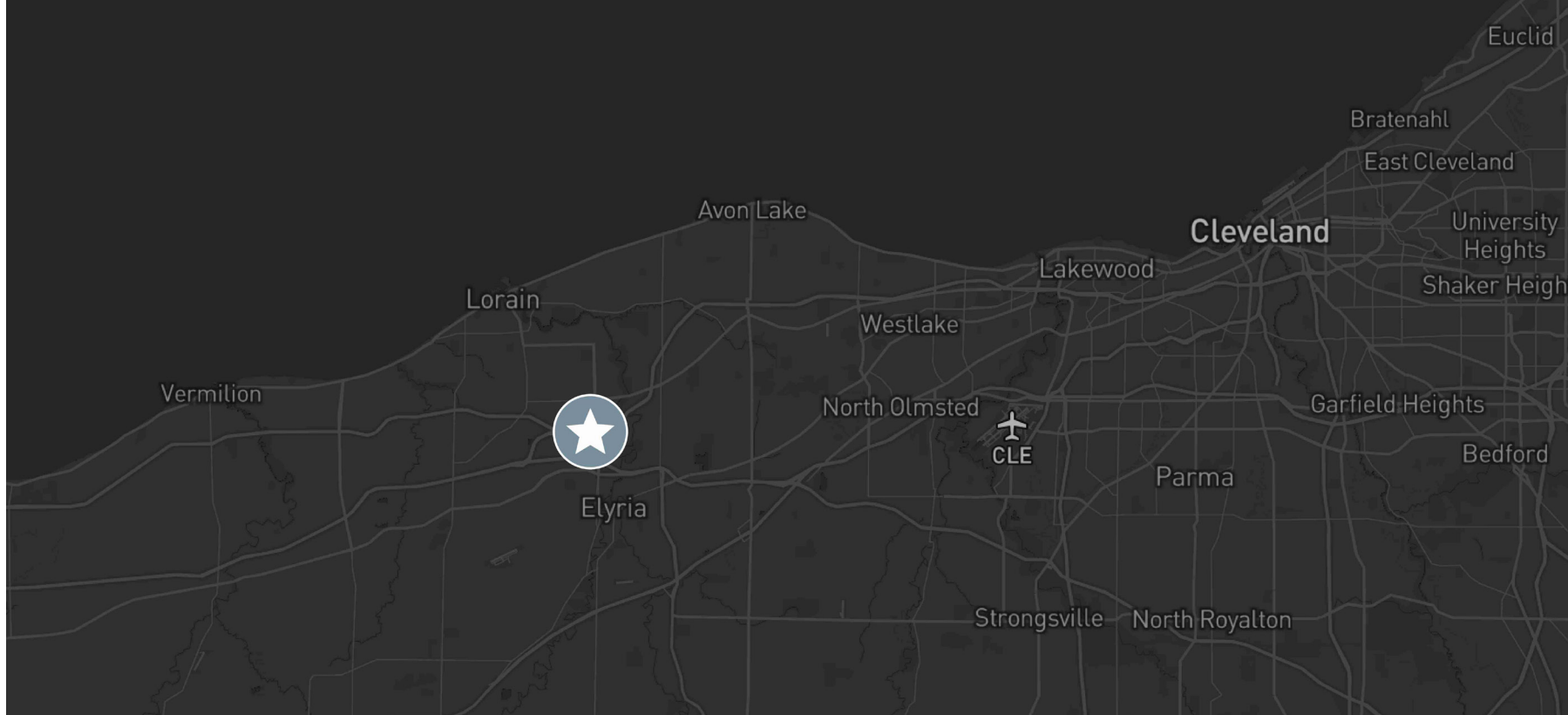




2024 AREA DEMOGRAPHICS

CATEGORIES	1 MILE	3 MILES	5 MILES
Population	3,197	49,126	132,116
Daytime Population	5,672	54,840	126,913
Population 25 & Over	2,439	34,596	91,293
Businesses	316	1,925	3,847
Employees	4,471	28,252	53,989
Households	1,679	21,491	55,071
Avg. HH Income	\$63,399	\$65,933	\$77,751
Avg. Housing Value	\$168,322	\$180,614	\$212,347





825 LEONA STREET

ELYRIA, OHIO

60,732 SF
WAREHOUSE SPACE
FOR LEASE

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