

F O R L E A S E O R S A L E



1818
MILLER PARKWAY
STREETSBORO, OH

RARE FREE STANDING BUILDING
±27,812 SF ON 2.58 AC

This property, available for Lease or Sale, presents a prime opportunity for manufacturing or industrial businesses. Zoned I-1, it offers a versatile space designed to meet your operational needs.

Its strategic location provides unparalleled accessibility, with immediate proximity to major highways including Interstates 80 and 480, as well as convenient access to state routes 303, 43, and 14.

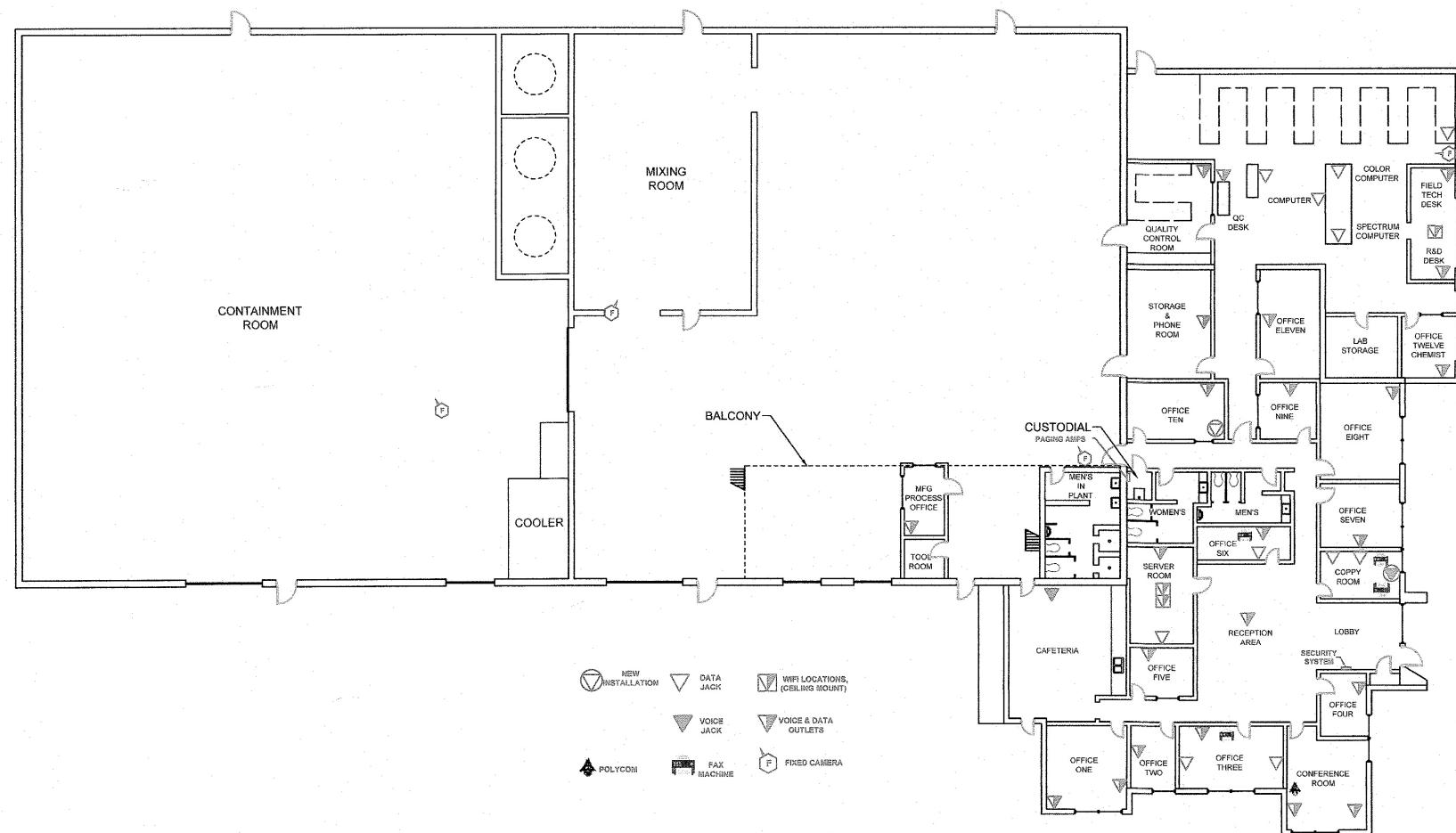
The building is ideal for office, lab manufacturing and warehouse use.

PROPERTY OVERVIEW

OFFICE - DRY LAB AREA	7,800 SF
YEAR BUILT	1985 with 1995 addition
SPRINKLER	Fully sprinklered with wet system
DOCKS	3
DRIVE INS	2
CLEAR HEIGHT	16'4" - 19'2"
ROOF	Replaced in 2014 (20-year Warranty Transferrable)
POWER	400 AMPS/3 PHASE/480 VOLTS
AVAILABLE	Q2 2026
ASKING RATE	\$6.75 PSF NNN
SALE PRICE	\$1,975,000



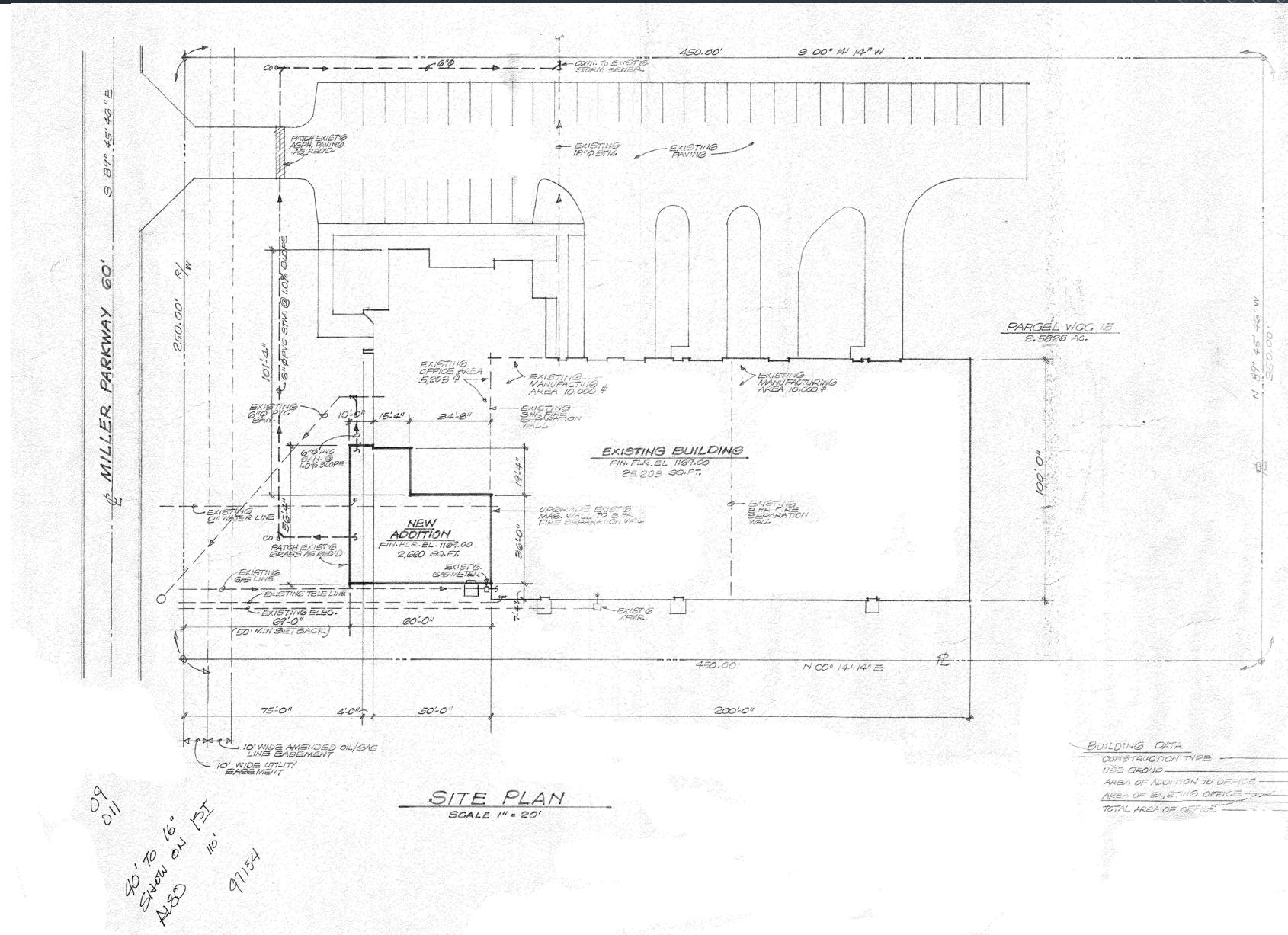
FLOOR PLAN



SITE FLOOR PLAN

NOT TO SCALE

SITE PLAN





CITY OF STREETSBORO

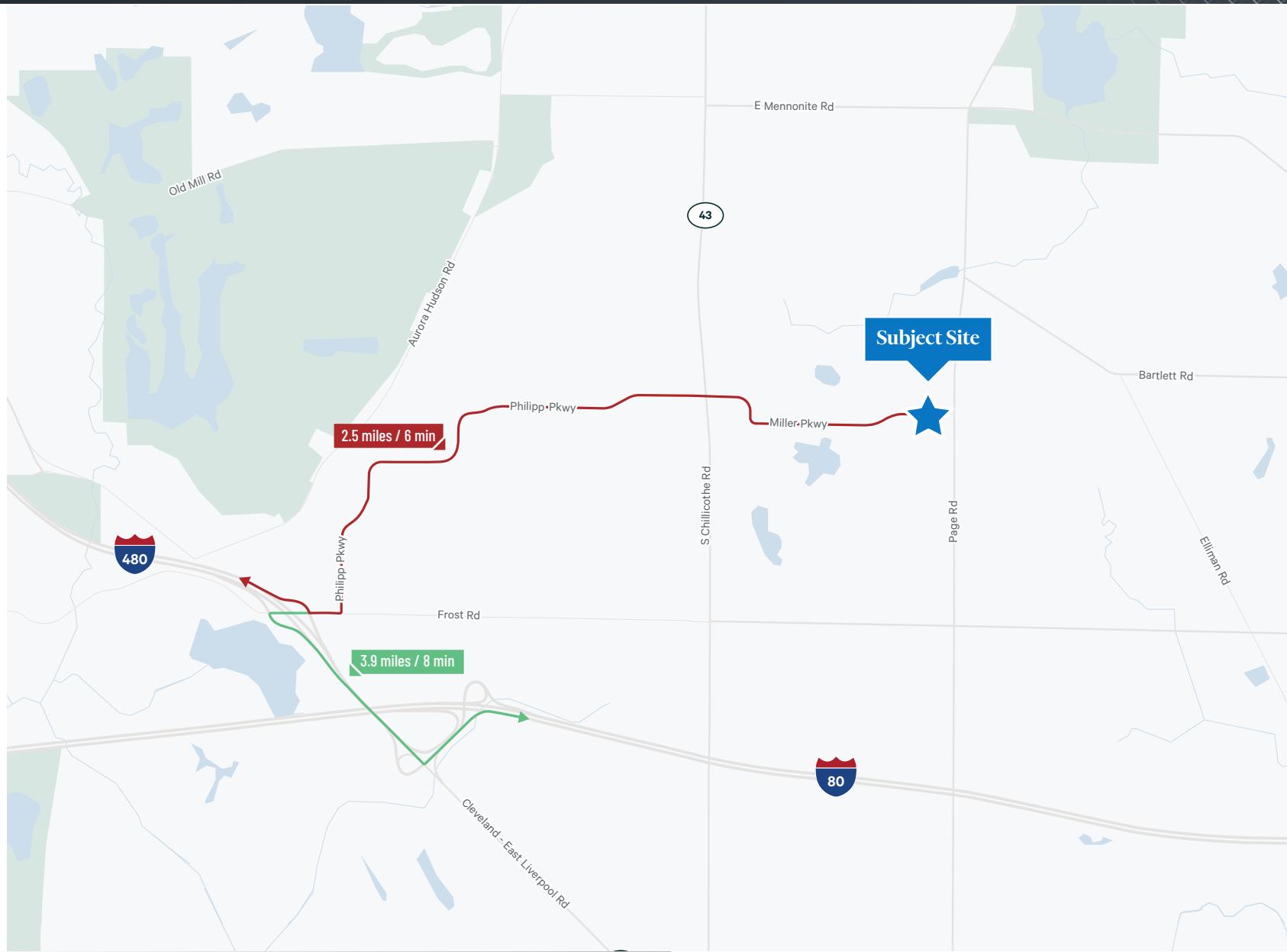
Streetsboro, Ohio, boasts a rich history rooted in its strategic location and evolution from a quiet farming community. The city's transformation began with the opening of the Ohio Turnpike in 1955, which provided the first major access point to Portage County. The establishment of Exit 13 (now Exit 187) spurred initial growth, which accelerated dramatically with the burgeoning automobile industry in the late 1950s. This early development laid the groundwork for Streetsboro's future expansion.

Over the decades, Streetsboro's accessibility continued to drive its progress. Its convenient connection to major roadways like Interstate 80 (Ohio Turnpike), Interstate 480, and State Routes 303, 43, and 14 fueled significant growth in manufacturing, distribution, commercial, and residential sectors. The city solidified its status as a unified entity in 1968, merging the township and village to form a single city encompassing 25 square miles.

Today, Streetsboro has evolved into a thriving retail hub for Portage County. The city's strategic location and growing population have attracted major national retailers, including big-box stores like Wal-Mart, Target, and Lowe's, solidifying its position as a desirable destination for both residents and businesses. This continued growth reflects Streetsboro's ongoing transformation and its appeal as a vibrant and accessible community.

Streetsboro's strategic location and access to major transportation routes have fueled its remarkable transformation from a farming community to a thriving retail and commercial hub.

HIGHWAY CONNECTIVITY MAP





1818 MILLER PARKWAY



GEORGE STEVENS, SIOR, CCIM

Senior Vice President

+1 216 496 1399

george.stevens@cbre.com

MARK TRUESDELL

Vice President

+1 216 219 4241

mark.truesdell@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE