

FOR LEASE OR SALE

CBRE

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.

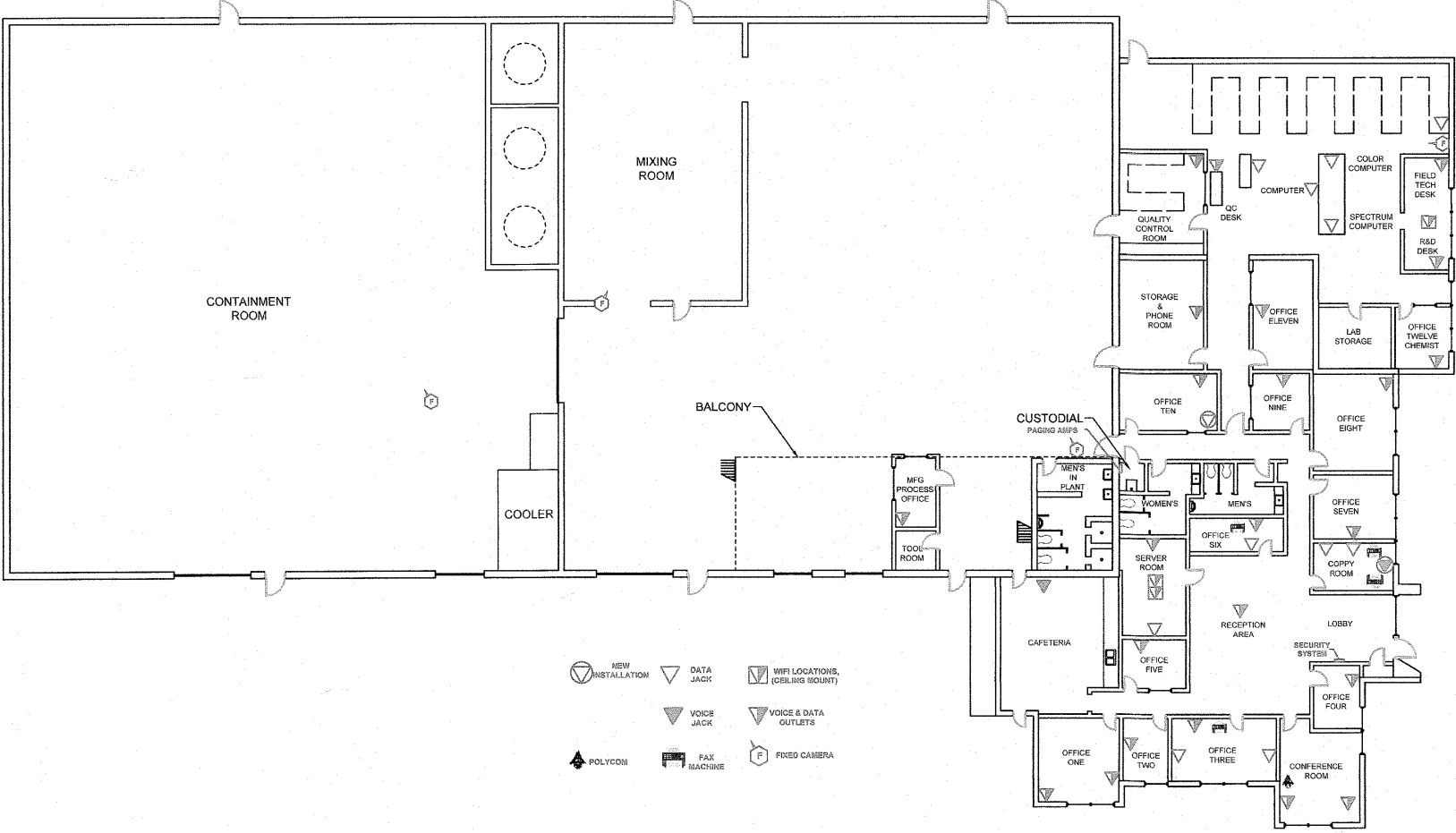
The building is ideal for office, lab manufacturing and warehouse use.

## 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

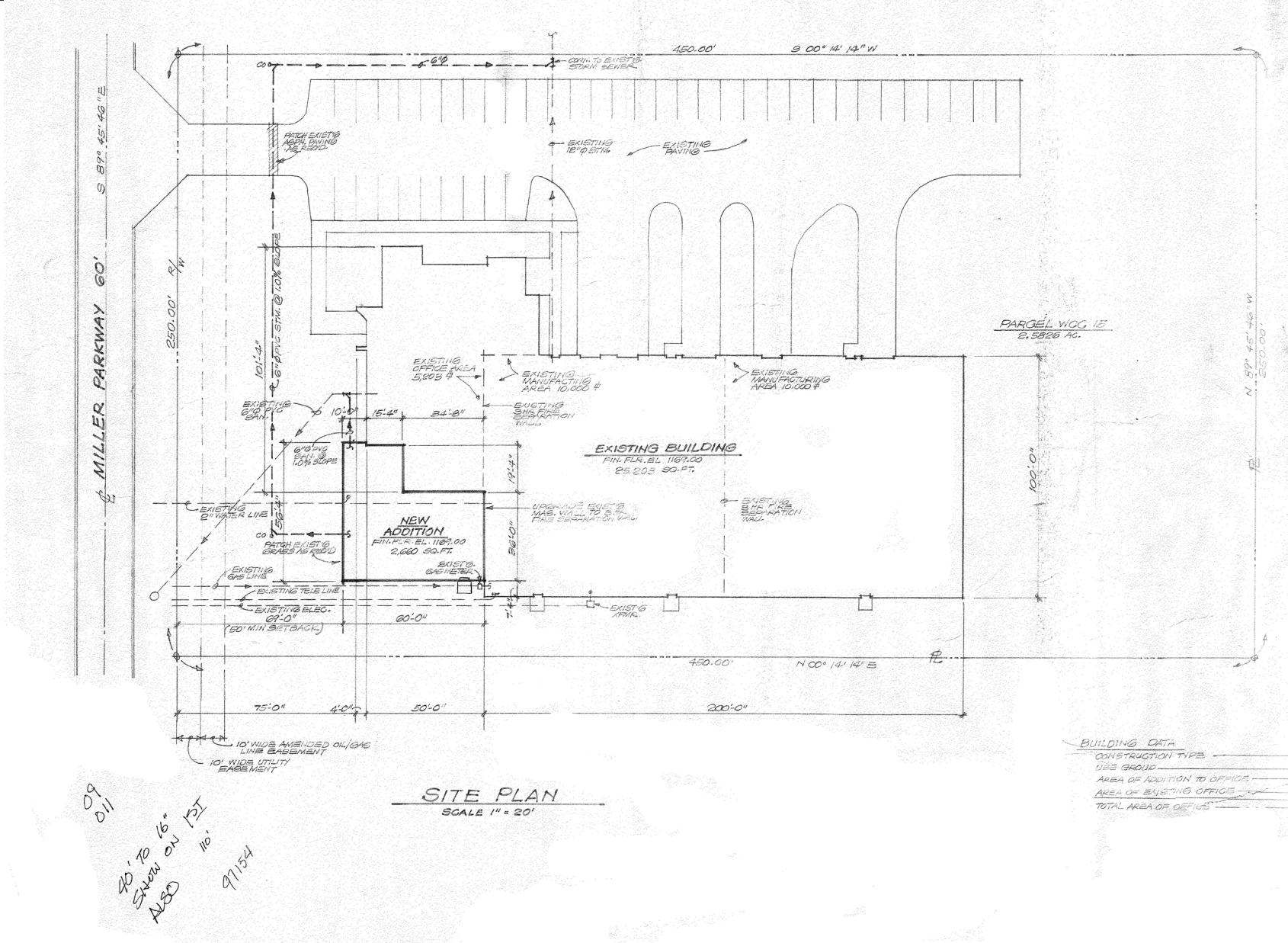


## SITE FLOOR PLAN

NOT TO SCALE



## SITE PLAN



1818 MILLER PARKWAY 4





## 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.

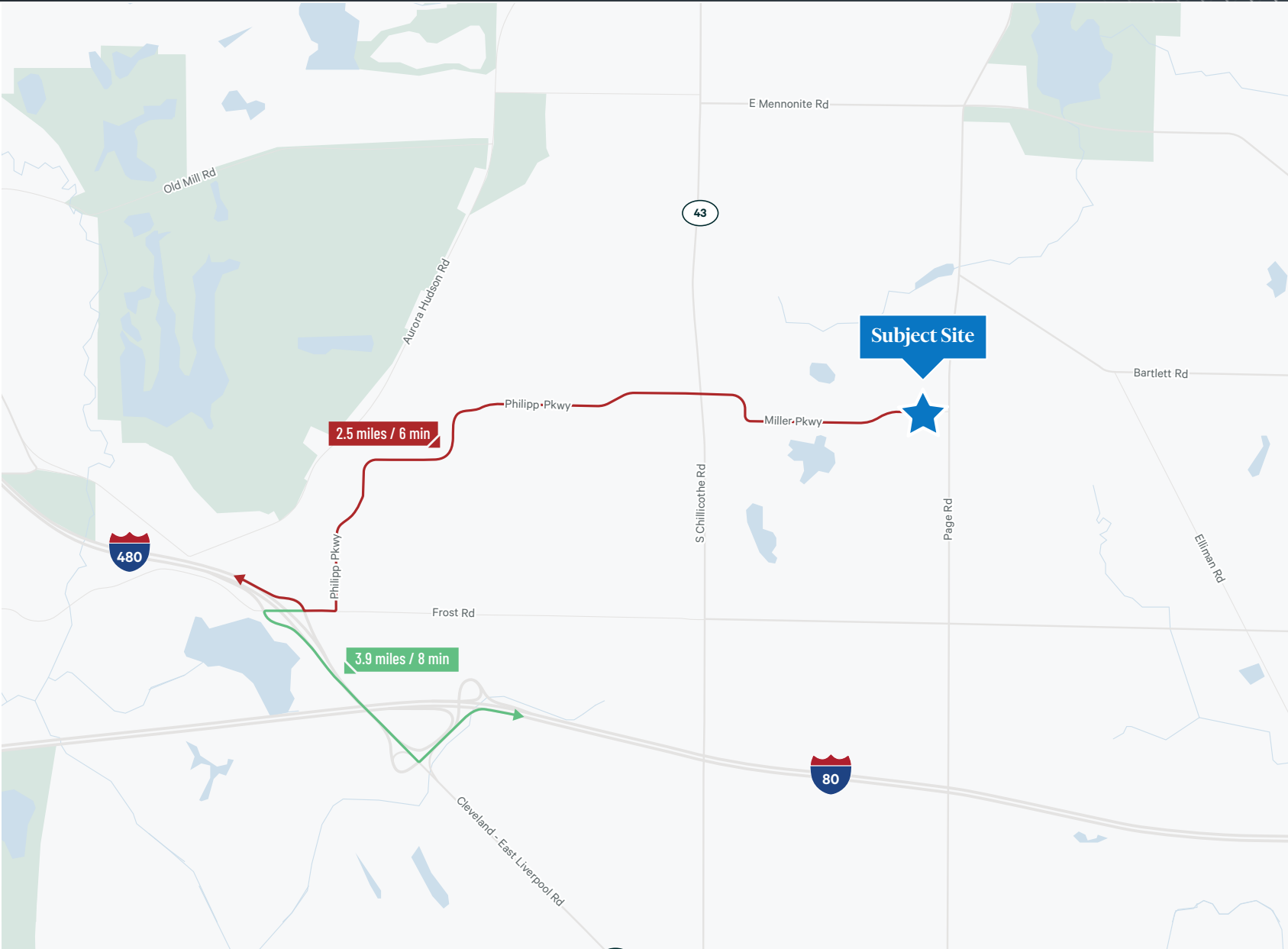
Over the decades, Streetsboro's accessibility continued to drive its progress. Its convenient connection to major roadways like Interstate 80 (Ohio Turnpike), Interstate 480, and State Routes 303, 43, and 14 fueled significant growth in manufacturing, distribution, commercial, and residential sectors. 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





TECHNICAL CONSUMER  
PRODUCTS

PYROTEK

LAYERZERO POWER  
SYSTEMS, INC

GE HEALTHCARE

AERO MARK

J & S PACKAGING

RRD

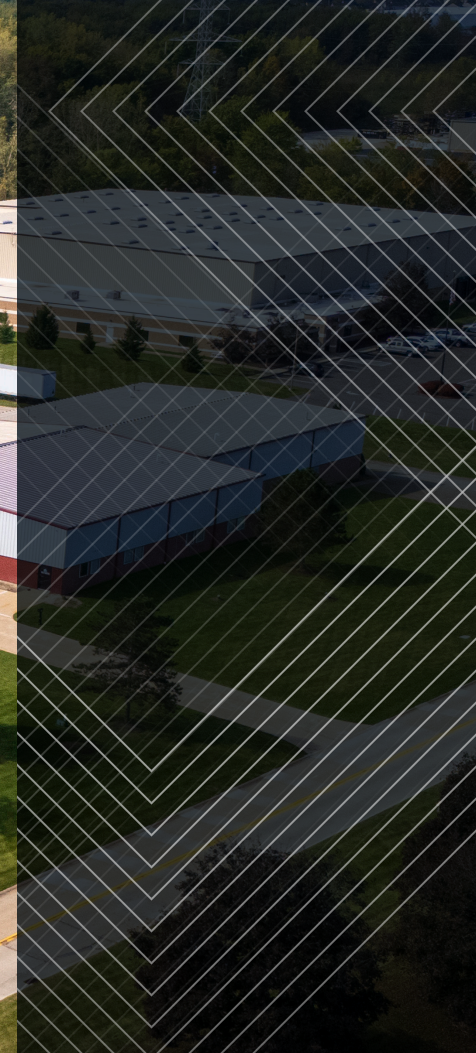
NATURAL ESSENTIALS

**1818**  
MILLER PKWY



# 1818

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