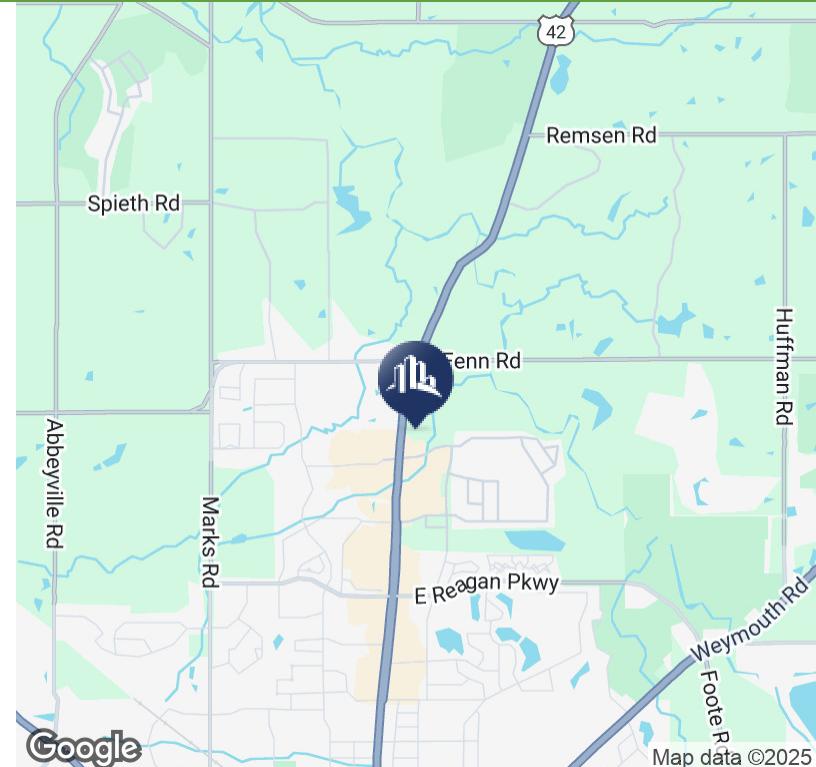


4001 Pearl Rd

MEDINA, OH 44256

FOR LEASE

Industrial Property



PROPERTY DESCRIPTION

The building is 25,200 SF of light industrial space. It is contiguous to owner-occupied space. There is a grade level mechanical door and a contiguous dock door available to move freight. The building's permitted use is only for warehousing and distribution. Building has electric but no heat. Building cannot house highly flammable or hazardous materials.

LOCATION DESCRIPTION

4001 Pearl Rd offers easy access to the bustling Greater Cleveland market. With its strategic location, tenants can enjoy proximity to popular amenities including the Medina Square Historic District, where a range of dining and retail options await. The area is also home to serene outdoor spaces like Reagan Park and Roscoe Ewing Park, perfect for leisurely breaks or outdoor meetings. For those seeking a vibrant business community, the area boasts a range of neighboring professional office buildings and corporate headquarters. With its blend of business and leisure opportunities, this location provides an ideal setting for an office or office building tenant.



Greg DiGeronimo

ADVISOR

216.789.0902

greg.digeronimo@sperrycga.com

OH #SAL.2024003376

OFFERING SUMMARY

Lease Rate:	\$5.00 SF/yr (Gross)
Available SF:	25,200 SF
Lot Size:	12,651 SF
Building Size:	27,860 SF

SPACES	LEASE RATE	SPACE SIZE
Rear Warehouse	\$5.00 SF/yr	25,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	436	2,260
Total Population	173	950	4,972
Average HH Income	\$109,587	\$112,661	\$107,045

Steve Masica

PRINCIPAL

330.714.4415

steve.masica@sperrycga.com

OH #2013002150

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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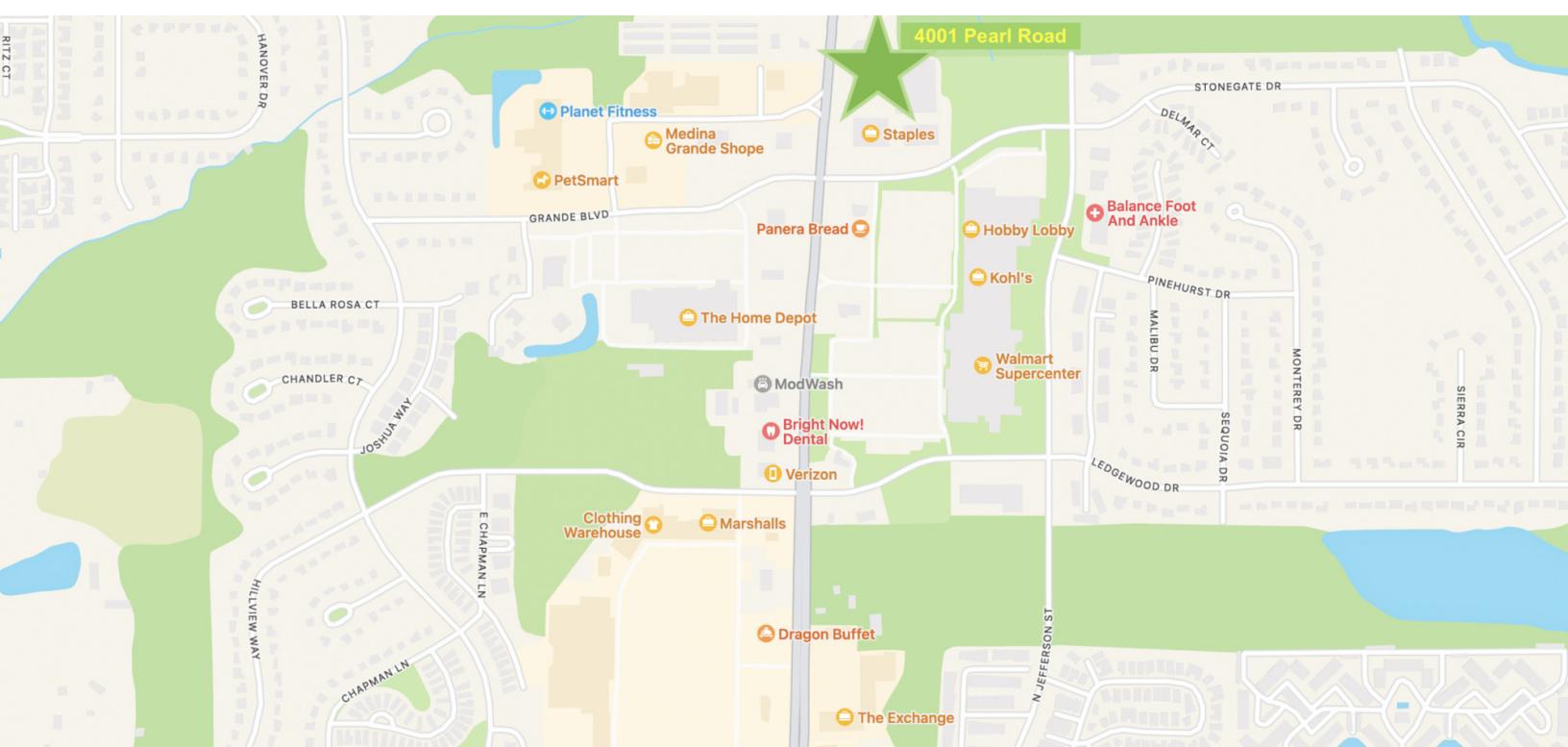
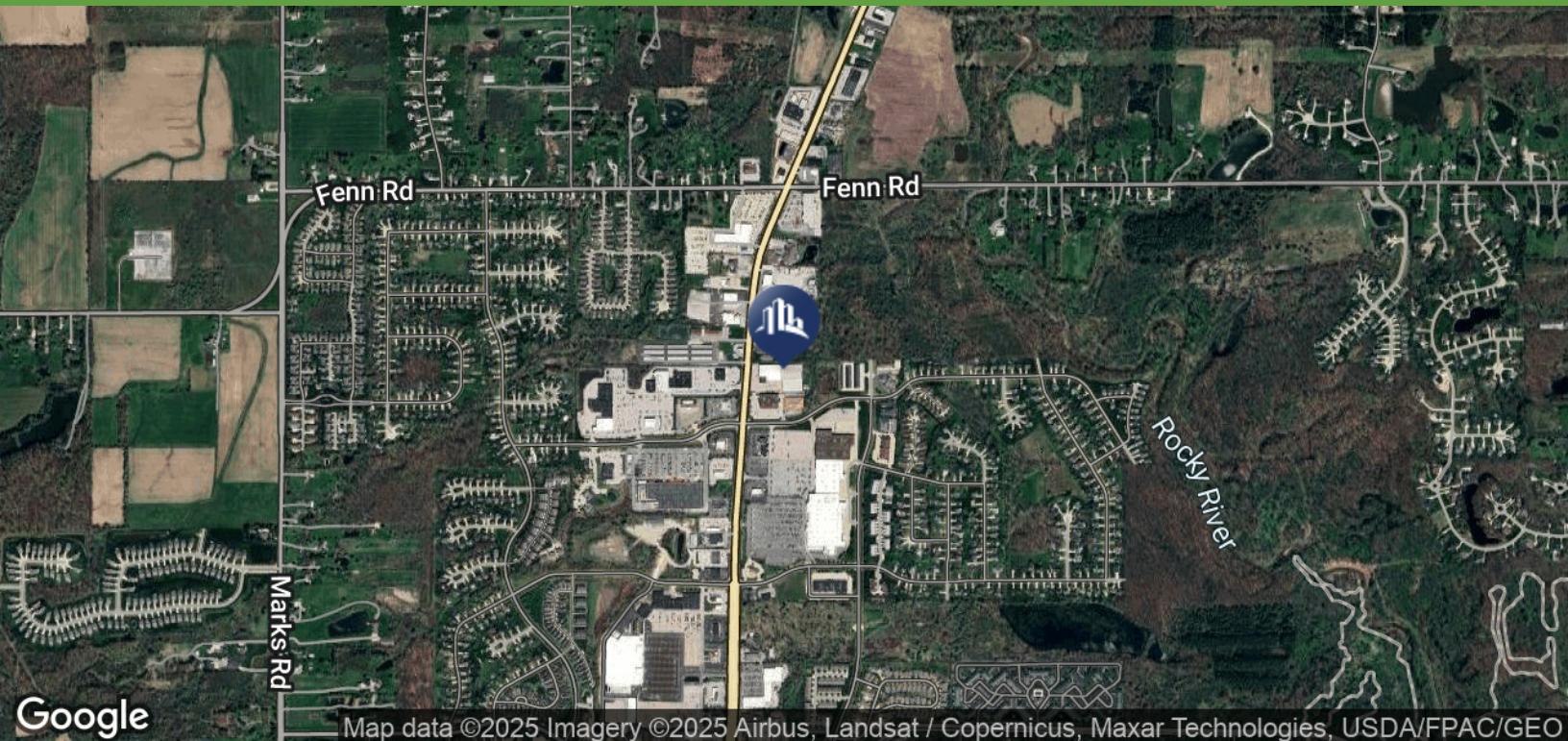
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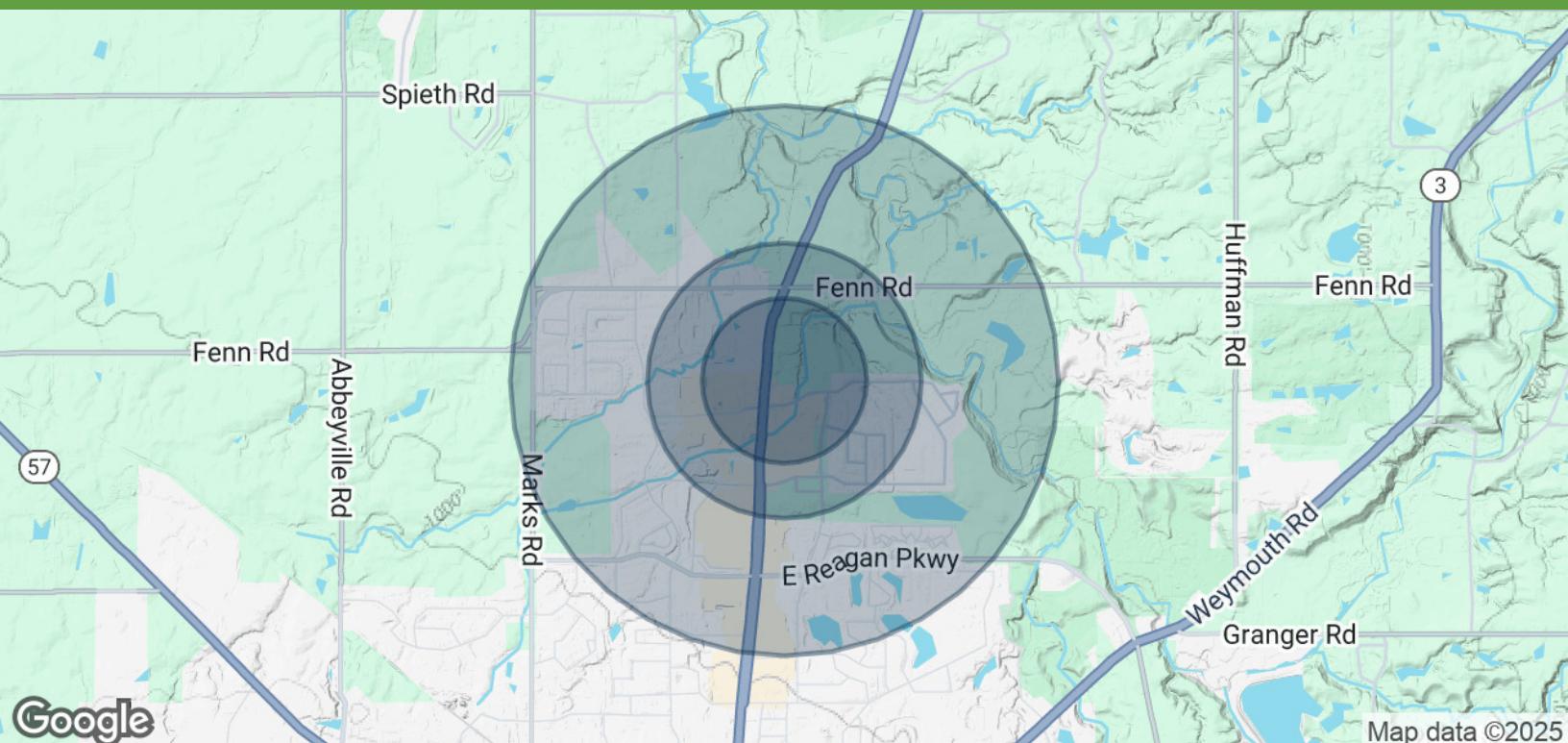
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Industrial Property



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	173	950	4,972
Average Age	46	46	48
Average Age (Male)	44	44	45
Average Age (Female)	48	48	50

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	436	2,260
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$109,587	\$112,661	\$107,045
Average House Value	\$311,742	\$322,575	\$314,703

Demographics data derived from AlphaMap



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