



**OFFICE/WAREHOUSE SPACE FOR LEASE**

**CUYAHOGA HEIGHTS BUSINESS PARK**  
**4558 & 4564 EAST 71ST STREET**  
**CUYAHOGA HEIGHTS, OHIO 44125**

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**PROPERTY OVERVIEW**

- Available Space
  - Unit 4558 - 17,614 SF Warehouse/Production Space with Office
  - Unit 4560 - 9,073 SF - Office Space
- Lease Rate - \$5.50/SF NNN
- HVAC - Unit heaters in warehouse; Office - Package unit
- Lighting - High-efficiency T8
- Year Built - 1966
- Sprinklers - Wet
- Zoning - Industrial
- Parking - Abundant

Unit #	Type	Total Space	Existing Office	Exisitng Warehouse	Column Spacing	Clear Height	Drive-in	Loading Docks	Available	Features
4564	Warehouse (Flex)	17,614 SF	5,260 SF	12,354 SF	24' x 47' x 24'	16'-19'	1	1	Immediately	
4558 (Lower Section)	Office	9,073 SF	9,073 SF			9'			Immediately	- Bullpen Space: 2,150 SF - 1 fully furnished breakroom - 5 private offices - 1 conference room

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## Site Plan

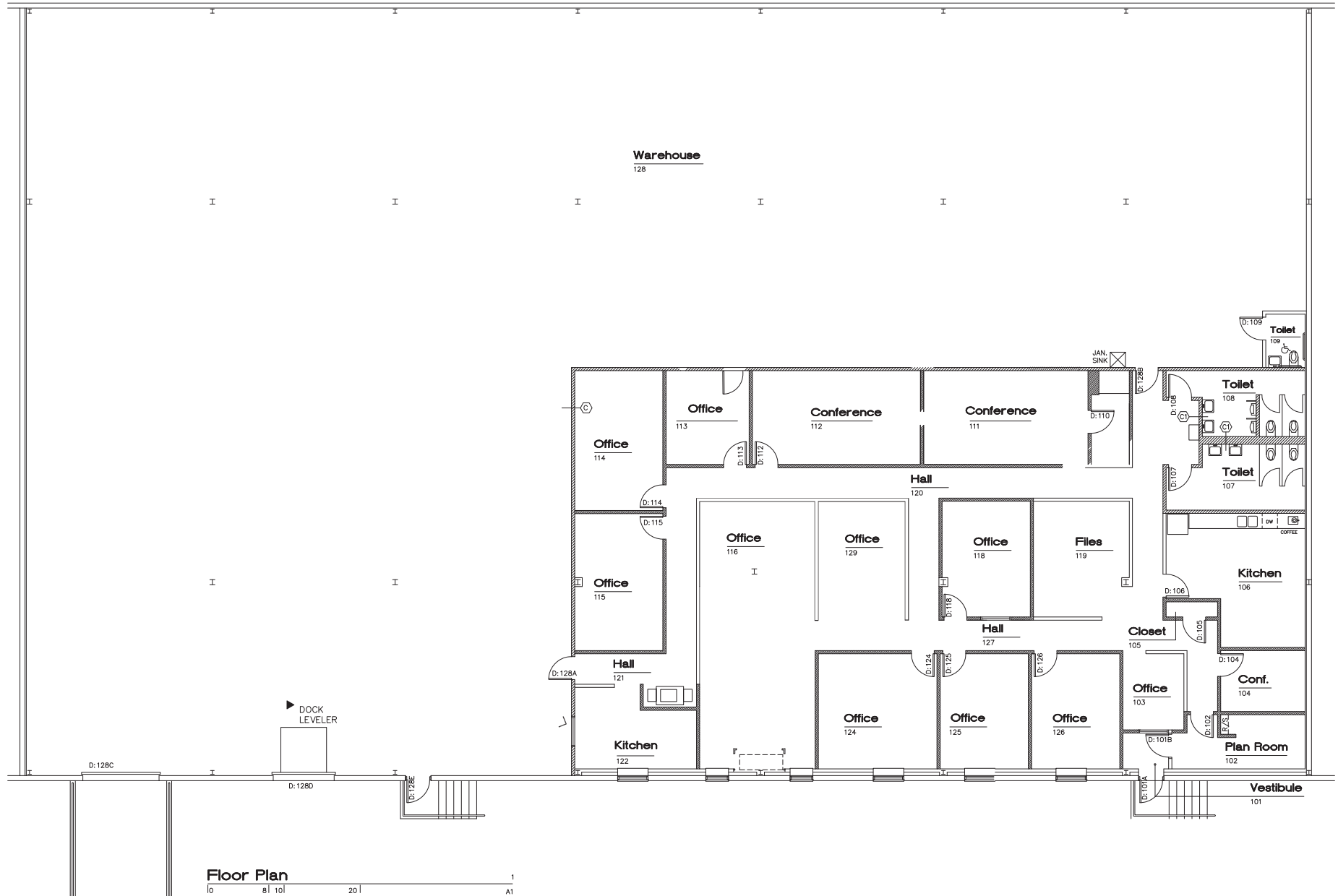
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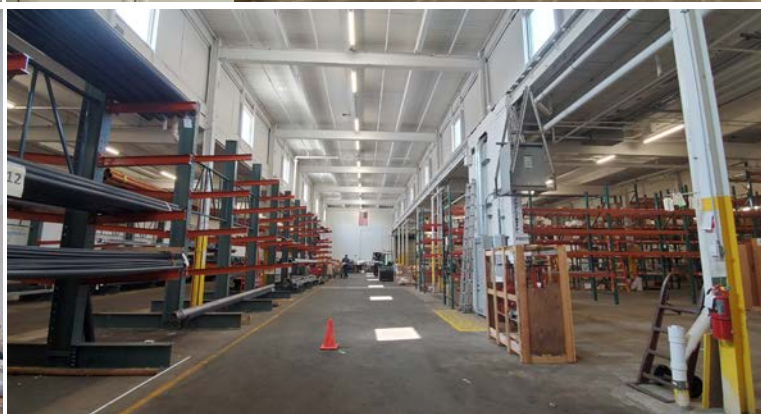
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## Floor Plan - 17,614 SF

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# Area Demographics

Demographic	1 Mile	3 Miles	5 Miles	10 Miles
2024 Businesses	246	3,543	11,091	36,265
2024 Employees	5,532	54,486	248,582	708,611
2024 Population	6,856	76,703	287,507	876,039
2024 Median Age	36.50	39.40	38.60	39.70
2024 Population 25 and Over	6,133	69,194	259,626	800,543
2024 Households	2,811	33,165	126,469	394,597
2024 Average Household Income	\$54,596	\$60,598	\$67,620	\$84,991
2024 Owner Occupied Housing Units	1,273	17,598	64,421	215,485
2024 Average Value of Owner Occ. Housing Units	\$151,690	\$166,176	\$192,350	\$235,948
2024 Daytime Population	8,657	87,081	344,485	988,422
Daytime Workers	4,555	42,828	184,966	538,338
Daytime Residents	4,102	44,253	165,519	450,084



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