

# AVAILABLE FOR LEASE

## +/-642,340 SF SPEC WAREHOUSE BUILDING SPACE

### CLEVELAND BUSINESS PARK

Cleveland Parkway | Cleveland, OH



Conceptual Rendering



## Highlights



**Available Space**  
16,640-642,340 SF



**Site Layout**  
3 Spec Buildings



**Available**  
Fall 2027



**Airport Proximity**  
Site is Adjacent to Cleveland Hopkins International Airport



**Freeway Access**  
Close Proximity to I-71 and I-480

**CONTACT**



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Licensed Real Estate Broker

**NEWMARK**

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*Terry* **COYNE**.com



**Office**  
Built-To-Suit



**Lighting**  
LED



**Power**  
480/277 Volt, 3-Phase, 4 Wire



**Clearance Height**  
32 Ft



**Docks**  
Built-to-suit



**Drive-in Doors**  
2/Building



**HVAC (Warehouse)**  
Heat Only Make-up Air Units



**HVAC (Office)**  
Split System Furnace and  
Condenser



**Automobile Parking**  
Ample



**Truck parking**  
Ample



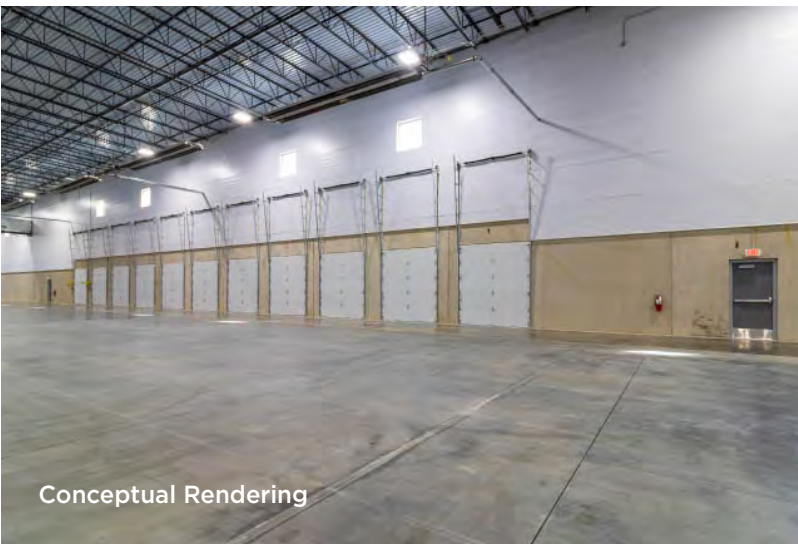
**Sprinkler System**  
ESFR



**Concrete Floors**  
7 inch



Conceptual Rendering



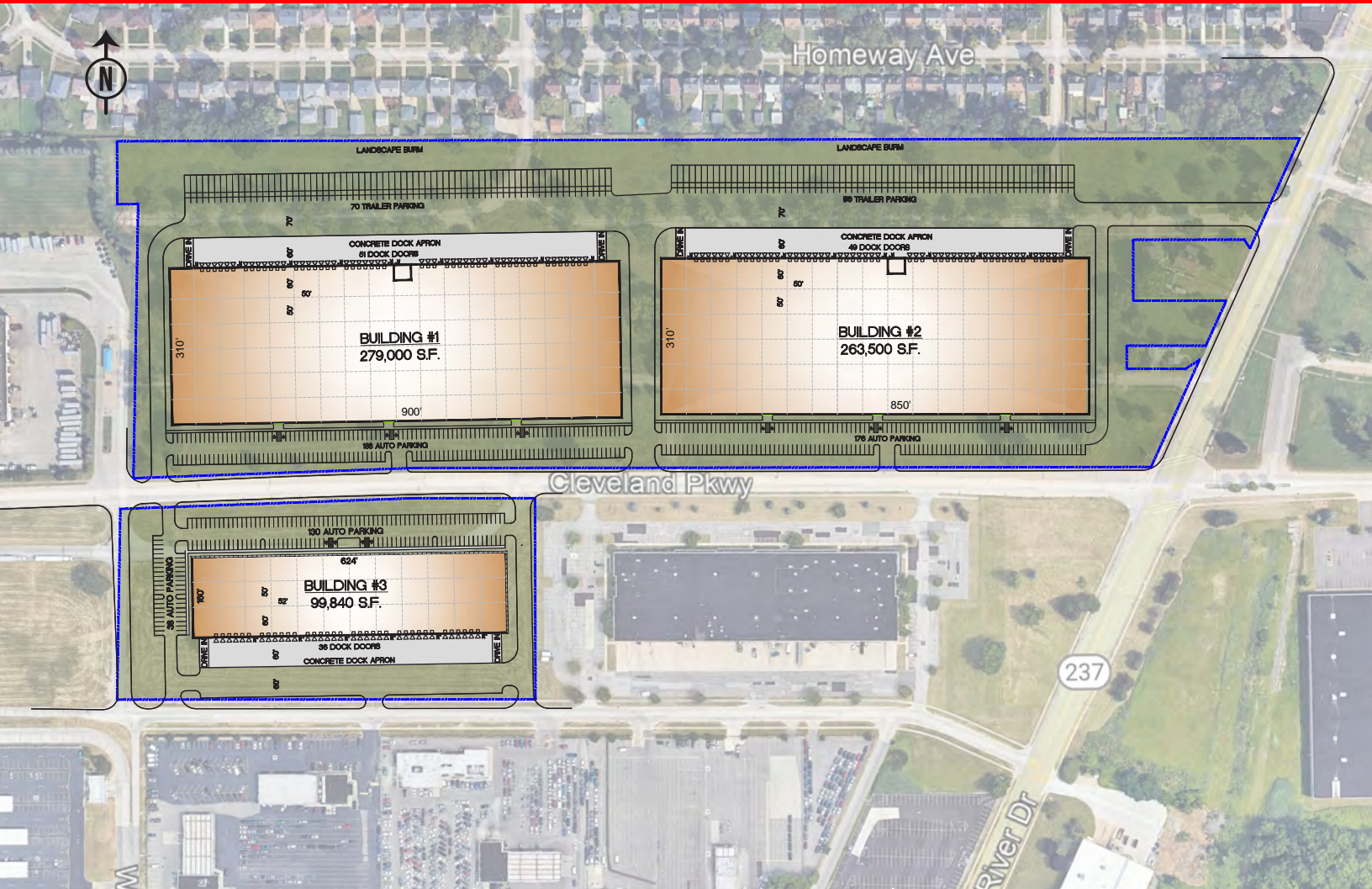
Conceptual Rendering



Conceptual Rendering

# 3-Building Aerial Site Drawing Configuration

Cleveland Business Park | Cleveland Parkway, Cleveland, OH



## BUILDING 1

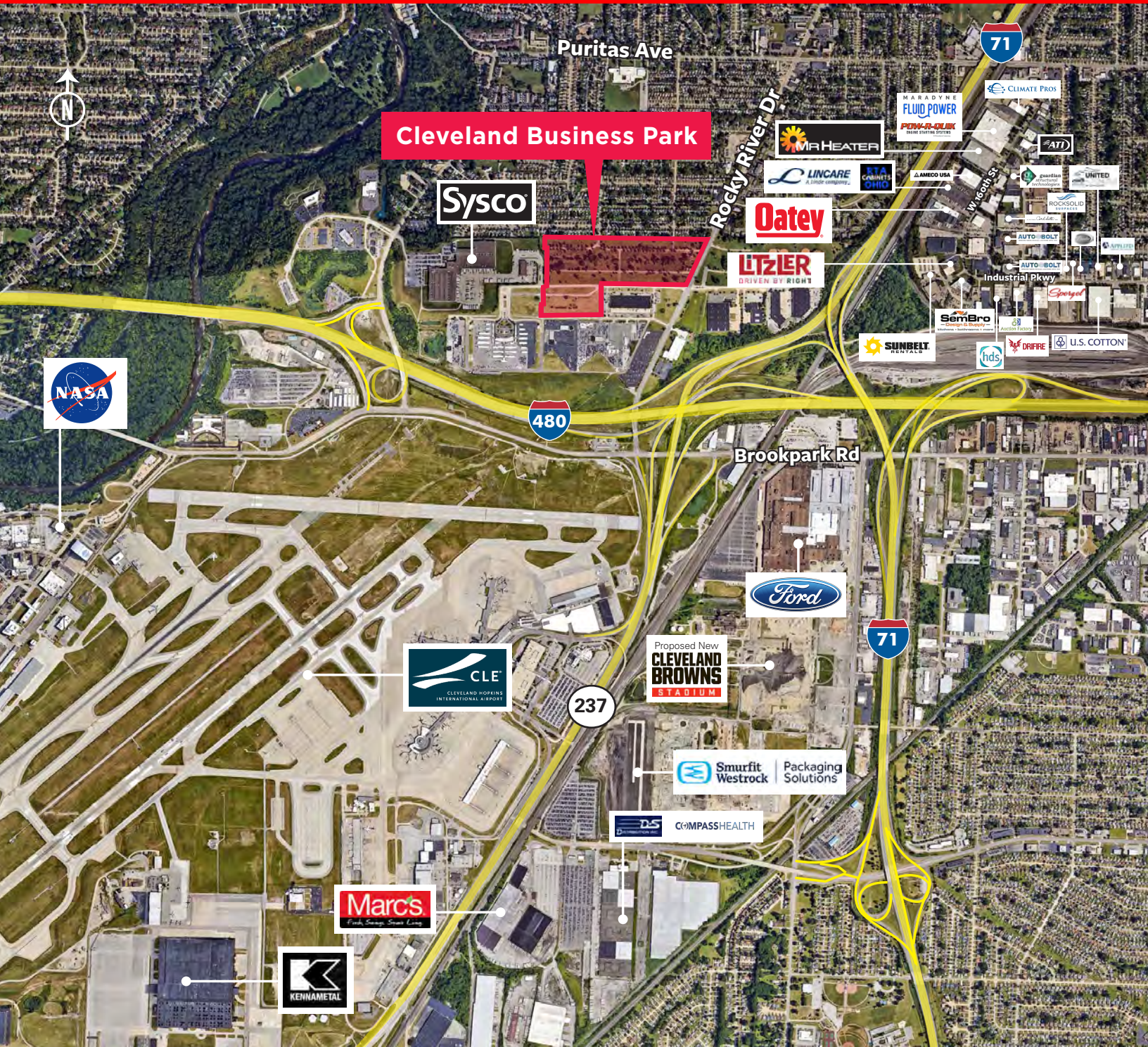
- 279,000 SF
- 50,000 SF minimum divisible
- 51 dock doors
- 2 drive-in doors
- 70 trailer parking spaces
- 176 car parking spaces
- Column spacing 50'x50'
- 50'x60' bays on dock side

## BUILDING 2

- 263,500 SF
- 50,000 SF minimum divisible
- 49 dock doors
- 2 drive-in doors
- 66 trailer parking spaces
- 210 car parking spaces
- Column spacing 50'x50'
- 50'x60' bays on dock side

## BUILDING 3

- 99,840 SF
- 16,640 SF minimum divisible
- 36 dock doors
- 2 drive-in doors
- 168 car parking spaces
- Column spacing 50'x52'
- 50'x60' bays on dock side



Cleveland Business Park

Sysco

Oatey

LITZLER  
DRIVEN BY RIGHT

NASA

480

Brookpark Rd

71

CLE  
CLEVELAND HOPKINS  
INTERNATIONAL AIRPORT

Proposed New  
CLEVELAND  
BROWNS  
STADIUM

237

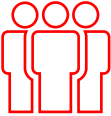















Smurfit Westrock  
Packaging Solutions

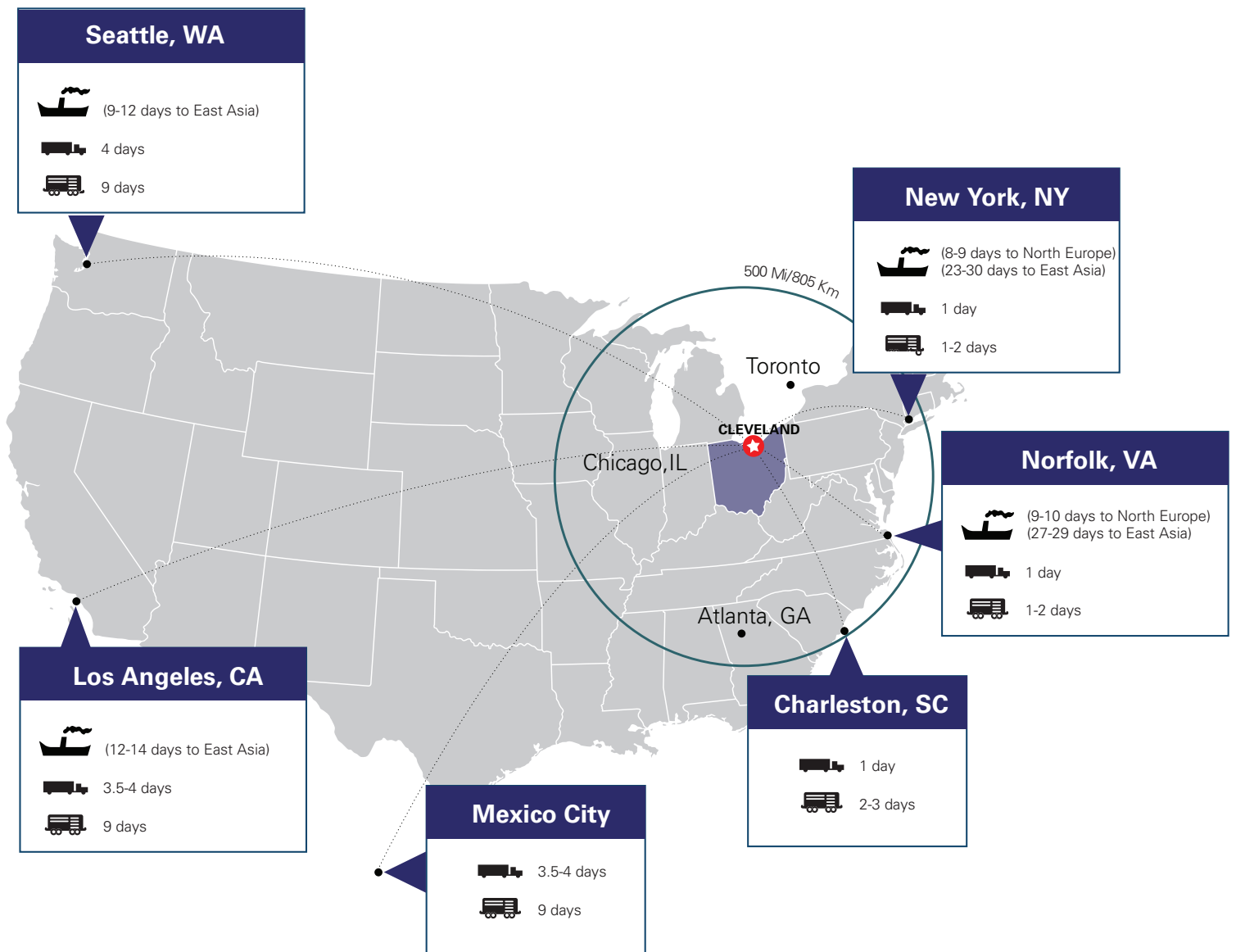
D.S.  
COMPASSHEALTH

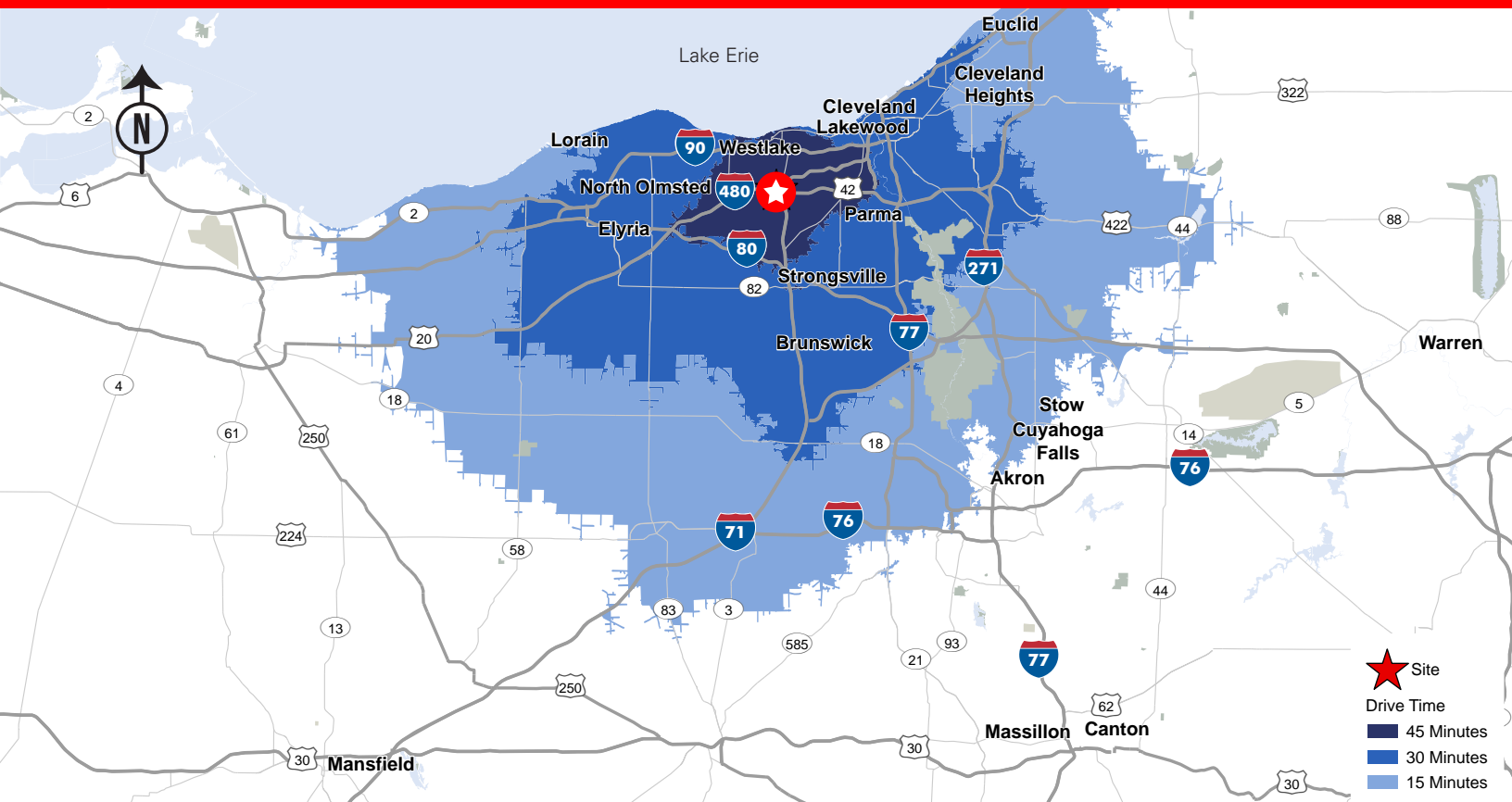
Marc's  
Fresh. Safer. Smarter. Longer.

KENAMETAL

Ford

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>1,137,725</b> Population	 <b>24.1%</b> High School Diploma	 <b>\$68,635</b> Median Household Income	 <b>64.3%</b> White Collar	 <b>16.1%</b> Services
 <b>41.3</b> Median Age	 <b>27.6%</b> Some College	 <b>\$43,675</b> Per Capita Income	 <b>19.6%</b> Blue Collar	 <b>4.3%</b> Unemployment Rate
 <b>499,714</b> Households	 <b>36.4%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$57,321</b> Median Disposable Income		 <b>15.9%</b> Spend 7+ hours commuting to and from work per week	 <b>41,301</b> Total Businesses	 <b>678,576</b> Total Employees





### 15 MINUTES

2025 POPULATION: 360,148  
2025 EMPLOYED CIVILIANS: 188,526  
2025 TRANSPORTATION INDUSTRY WORKERS: 11,312  
2025 MANUFACTURING INDUSTRY WORKERS: 22,623

### 30 MINUTES

2025 POPULATION: 1,335,338  
2025 EMPLOYED CIVILIANS: 677,889  
2025 TRANSPORTATION INDUSTRY WORKERS: 37,962  
2025 MANUFACTURING INDUSTRY WORKERS: 69,823

### 45 MINUTES

2025 POPULATION: 2,271,615  
2025 EMPLOYED CIVILIANS: 1,183,272  
2025 TRANSPORTATION INDUSTRY WORKERS: 61,530  
2025 MANUFACTURING INDUSTRY WORKERS: 120,694

