

Industrial Flex Space Available

For Lease | 34675 & 34525 Melinz Parkway, Eastlake, Ohio 44095





UNDER NEW OWNERSHIP!

2026 UPGRADES UNDERWAY

- Exterior painting
- Monument signage
- Parking lot improvements
- Comprehensive landscaping overhaul
- LED lighting & interior painting

PROPERTY HIGHLIGHTS

- Excellent highway access to I-90, OH-2, and I-271
- 18' ceiling heights allow for flexible storage
- All units come with full-size dock-high door
- Multiple units with fully air-conditioned warehouse
- Community incentives available
- Heavy power available with the ability to add more

Building Specifications

| | | | |
|-----------------------------|------------------------------------|------------------------|---------|
| Total Building Size: | 106,339 SF | Drive-in Doors: | One (1) |
| Parcel #: | 34-A-003-O-00-047-O | Primary Use: | Flex |
| Land Size: | 7.00 AC | Construction: | Brick |
| Year Renovated: | 2025 | Sprinkler: | Yes |
| Docks: | 34525: Nine (9) 34675: Ten (10) | | |

LEASE RATE

\$7.50/SF NNN

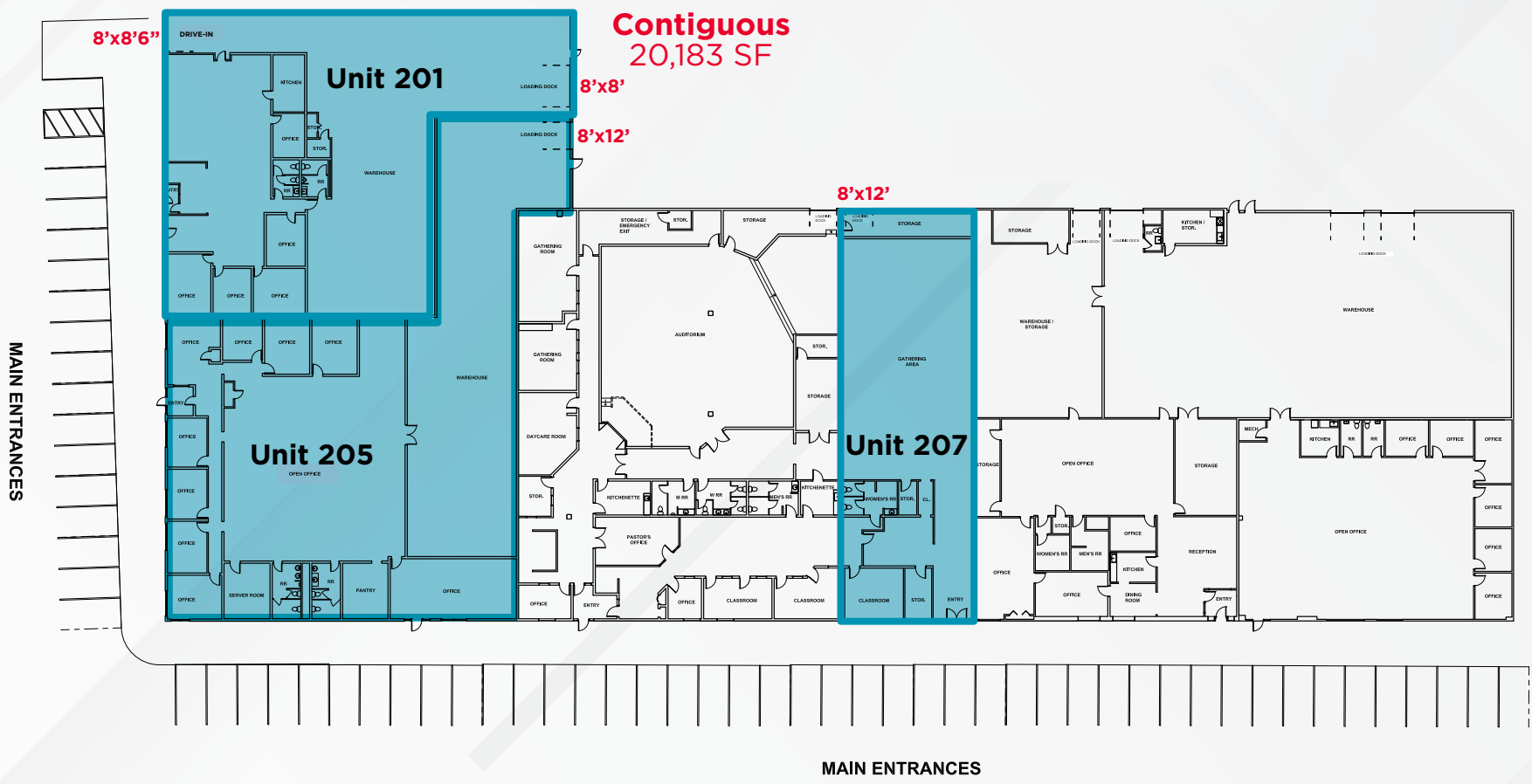
EASTLAKE, OH

| Population | Businesses | Median Age | Average HH Income |
|------------|------------|------------|-------------------|
| 17,486 | 630 | 44.7 | \$82,012 |

34525 Melinz Parkway

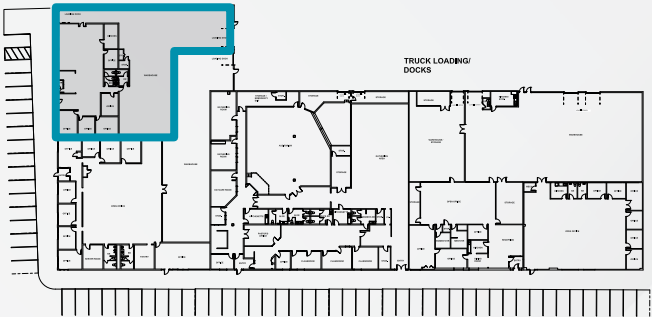
Availability

| UNIT | TOTAL SF | DRIVE-IN | DOCKS |
|------|-----------|--------------------|-------------------|
| 201 | 8,672 SF | One (1) 8'x8'6" | One (1) 8'x8' |
| 205 | 11,511 SF | - | One (1) 8'x12' |
| 207 | 4,902 SF | - | One (1) 8'x12' |



34525 Melinz Parkway

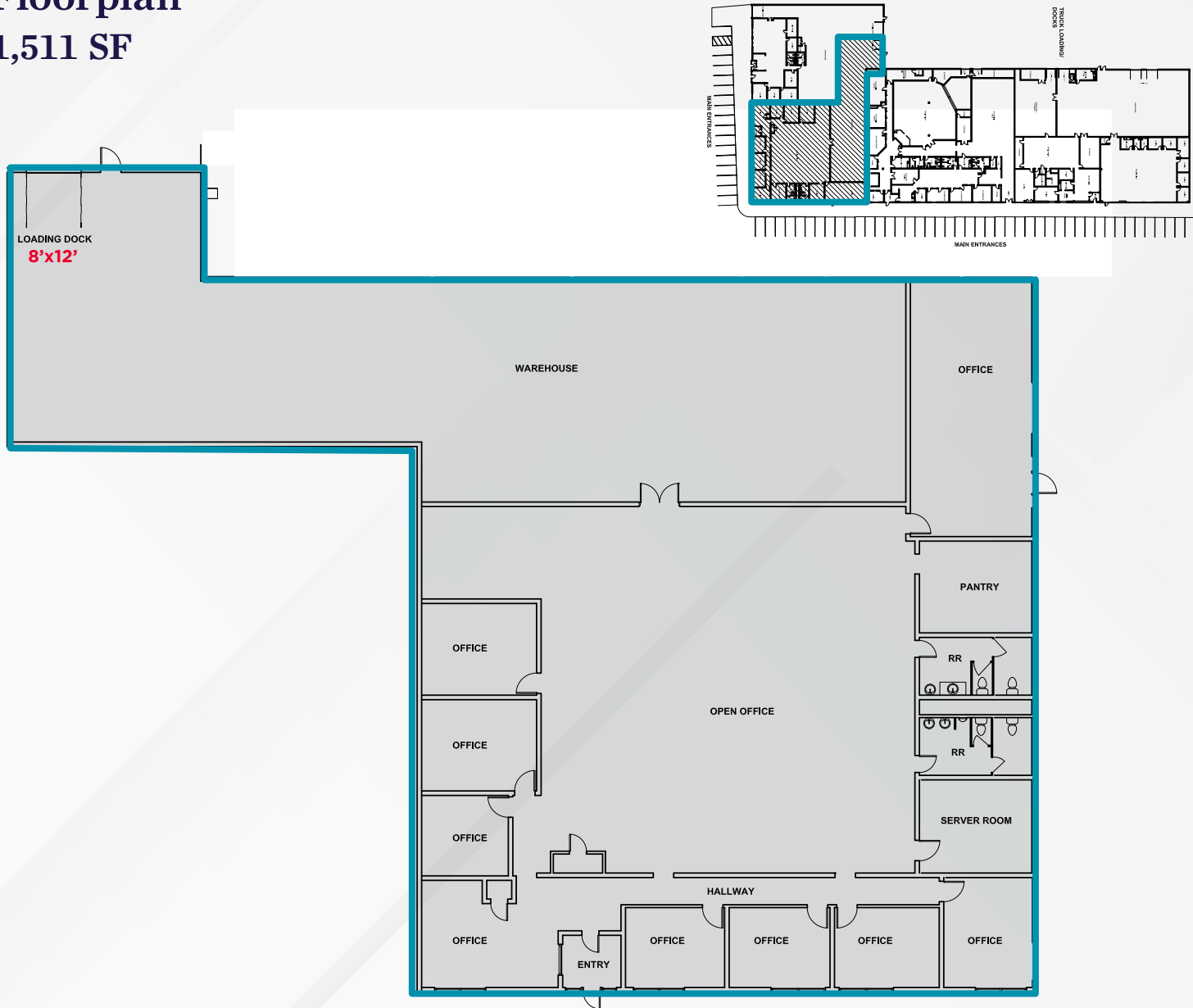
Unit 201 Floorplan
Total SF: 8,672 SF



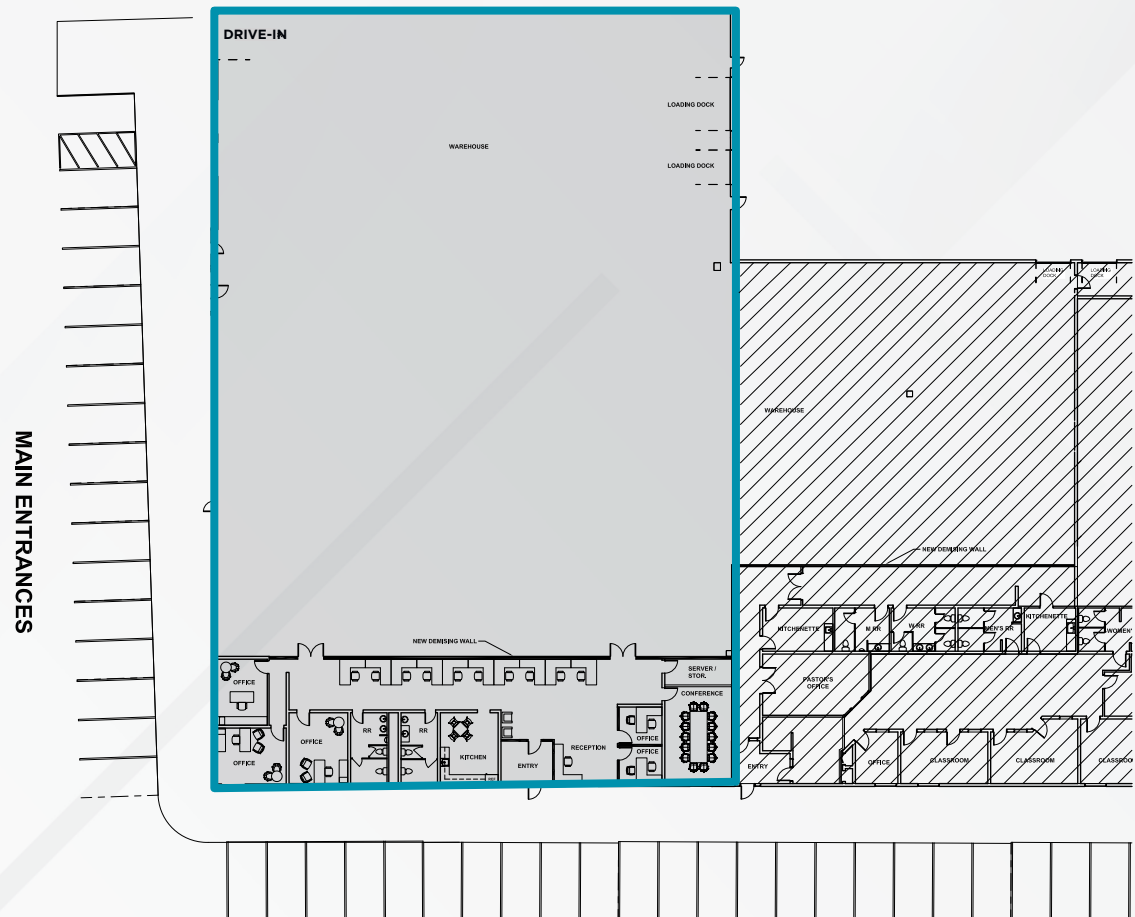
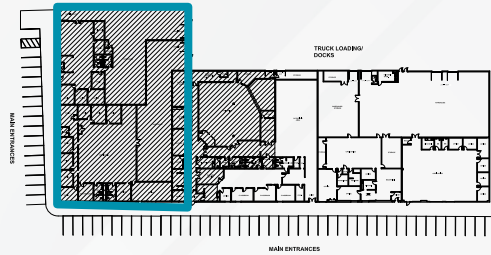
34525 Melinz Parkway

Unit 205 Floorplan

Total SF: 11,511 SF

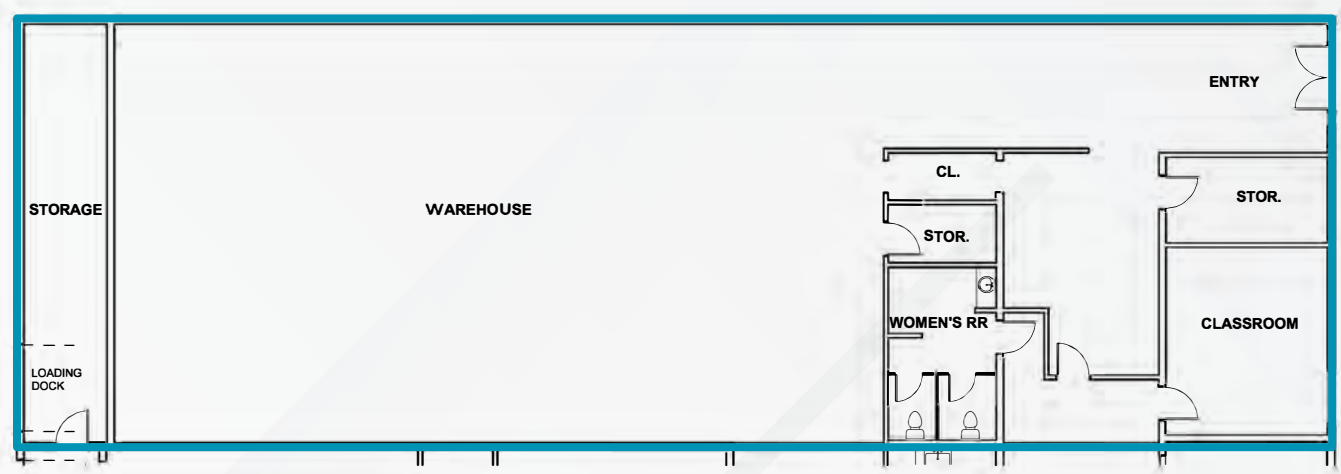


Proposed Floorplan - 20,183 SF



34525 Melinz Parkway

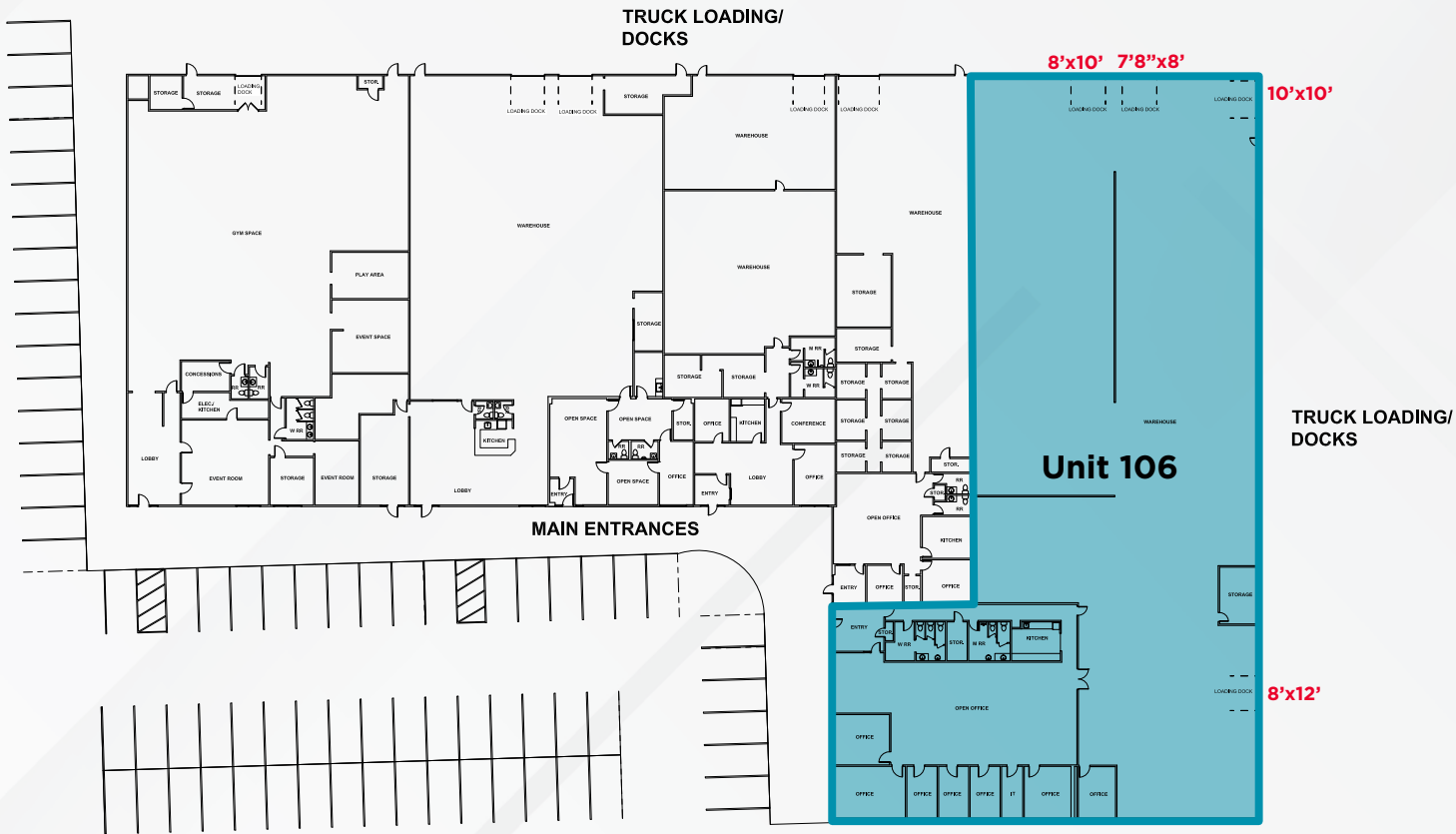
Unit 207 Floorplan
Total SF: 4,902 SF



34675 Melinz Parkway

Availability

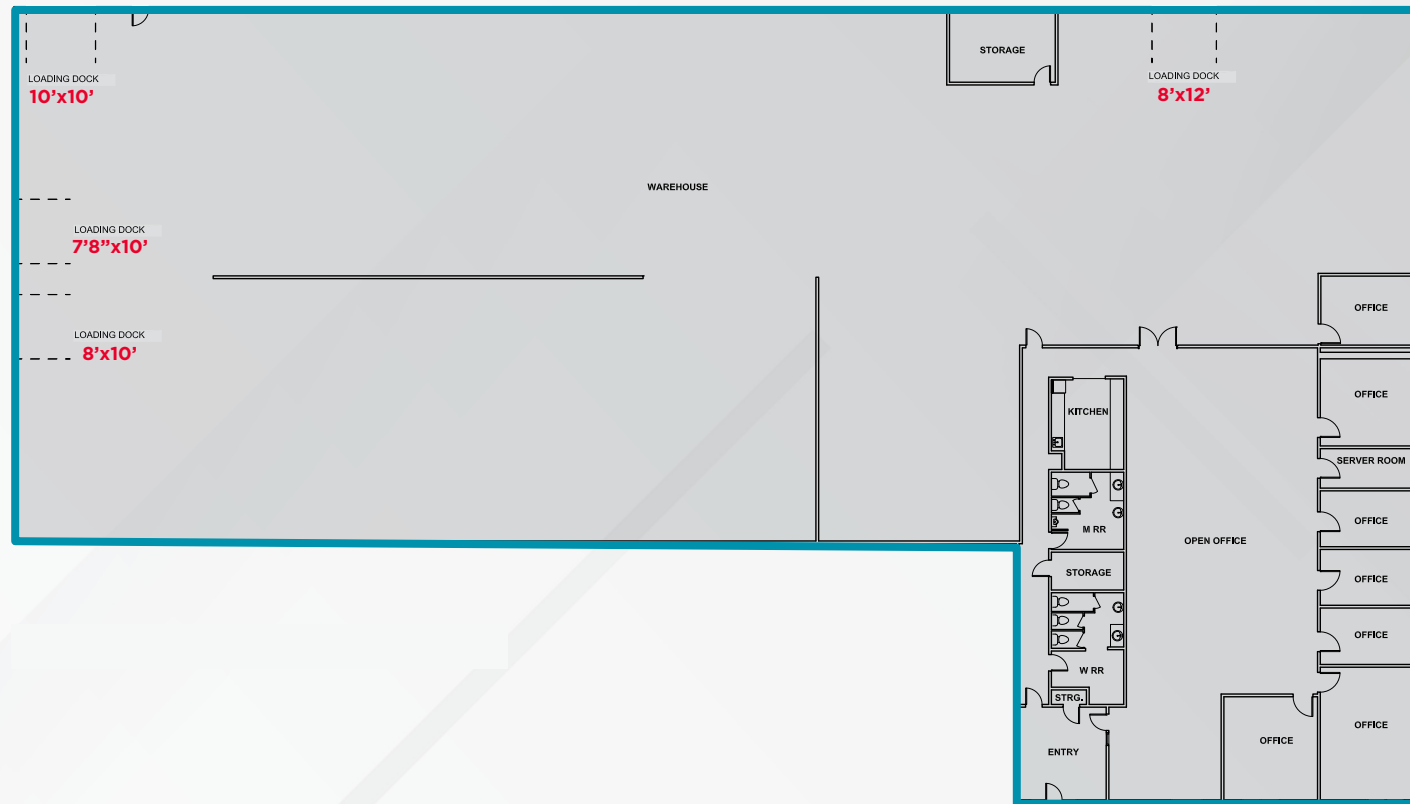
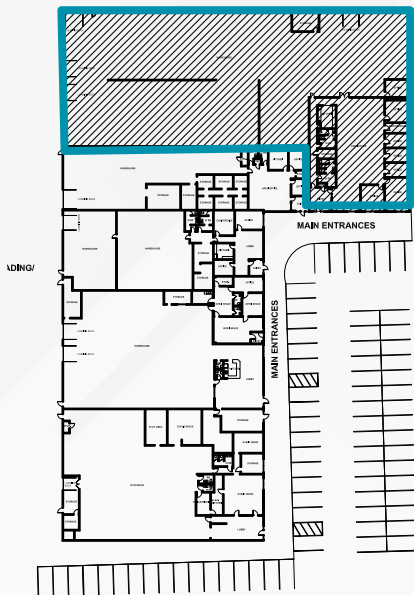
| UNIT | TOTAL SF | DOCKS |
|------|-----------|--|
| 106 | 19,914 SF | Four (4) 8'x10' 7'8"x8' 10'x10' 8'x12' |



34675 Melinz Parkway

Unit 106 Floorplan

Total SF: 19,914 SF





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VINE STREET

SOM CENTER RD

CLASSIC PARK

LAKELAND FREEWAY

Walmart

DISCOUNT
drug
mart
FOOD FAIR

HARBOR
FREIGHT



FOUR
POINTS
BY SHERATON

Aladdin Rents

The John F.
Gallagher Co.
Mechanical Contractors



andrews motors



BUD
Bud Industries, Inc.

BEIDLER RD

Ohio
Sports
and Fitness

WOODHILL
SUPPLY, INC.

CURTIS BLVD

CHAMPION
MOVING

presrite

91

Marc's
Fresh, Savory, Sweet Living

Valvoline
Instant Oil Change

Panera
BREADS

JET'S
PIZZA

20

H&R
BLOCK

Chick-fil-A

KeyBank

TJ-maxx

PNC

MOMENTIVE

giant eagle TARGET STARBUCKS COFFEE BUFFALO WILD WINGS

GameStop FAMOUS footwear Jersey Mike's SUBS BJS WHOLESALE CLUB

Red Robin Party City Office Max



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