

Industrial Flex Space Available

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





Building Specifications

Total Building Size: 106,339 SF

Drive-in Doors: One (1)

Parcel #: 34-A-003-0-00-047-0

Primary Use: Flex

Land Size: 7.00 AC

Construction: Brick

Year Renovated: 2025

Sprinkler: Yes

Docks:
34525: Nine (9)
34675: Ten (10)

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

LEASE RATE

\$7.50/SF NNN

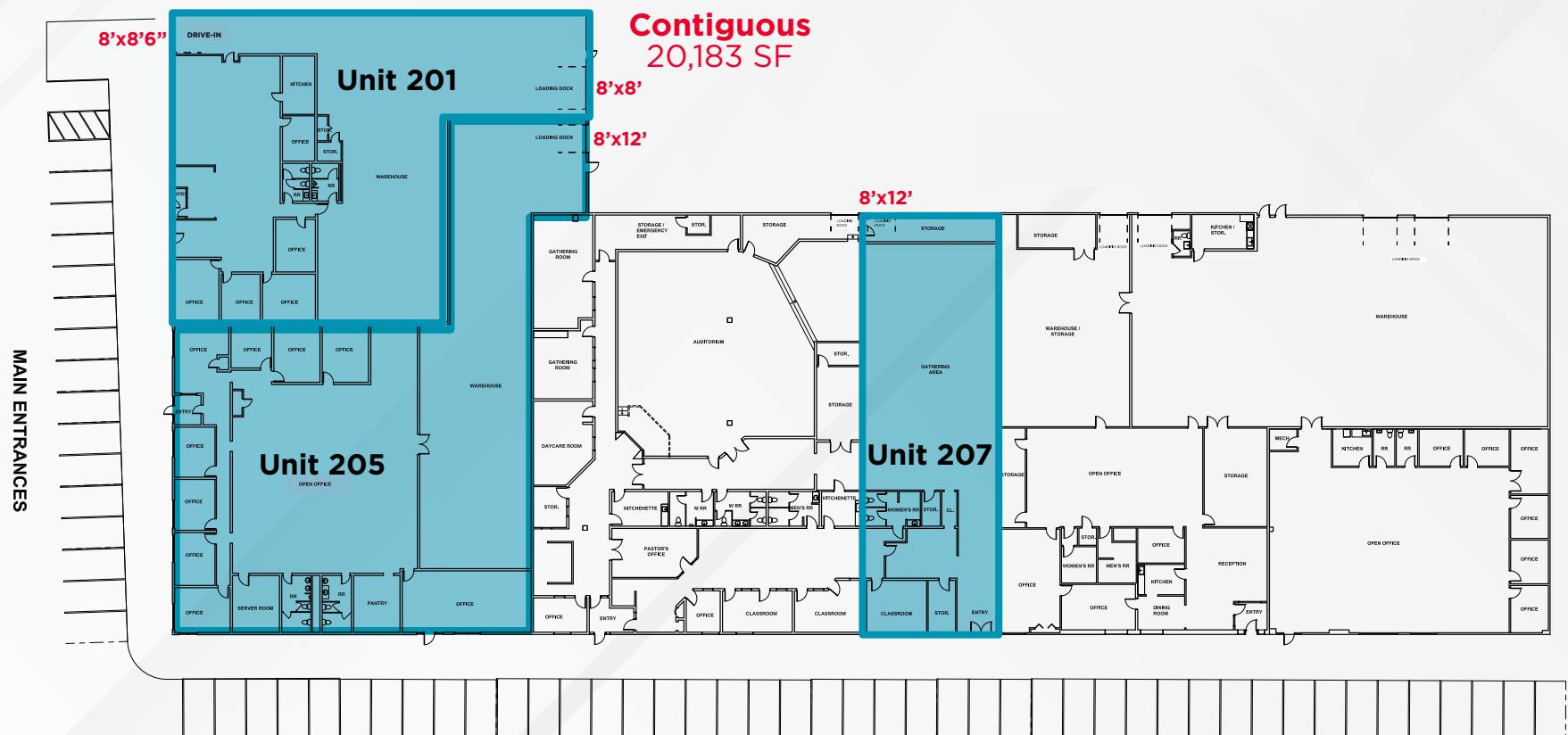
EASTLAKE, OH

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'

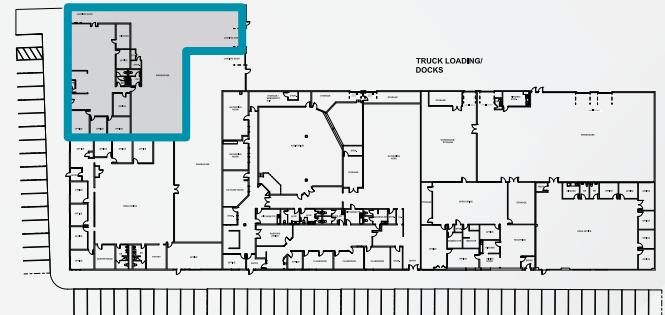


MAIN ENTRANCES

34525 Melinz Parkway

Unit 201 Floorplan

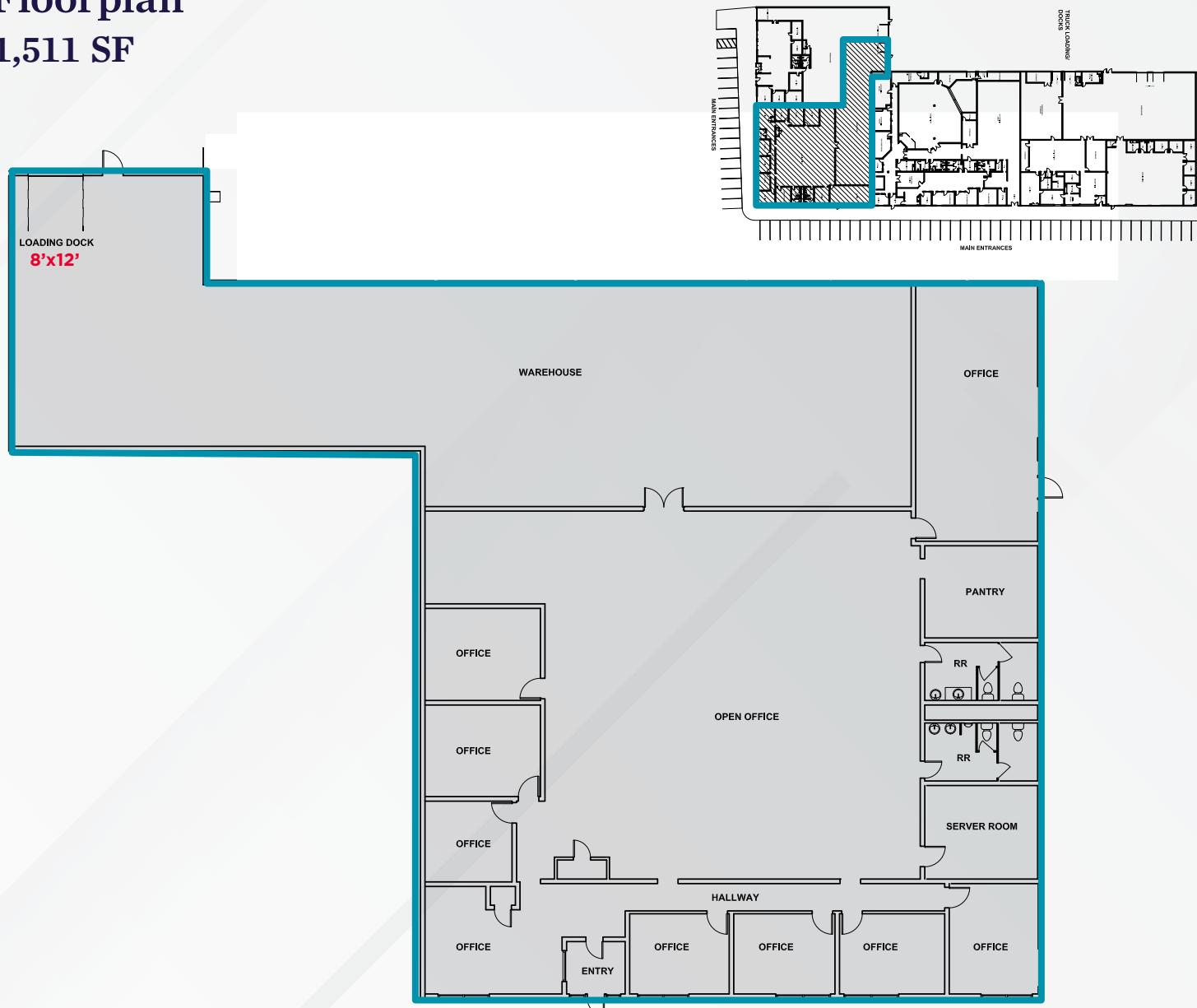
Total SF: 8,672 SF



34525 Melinz Parkway

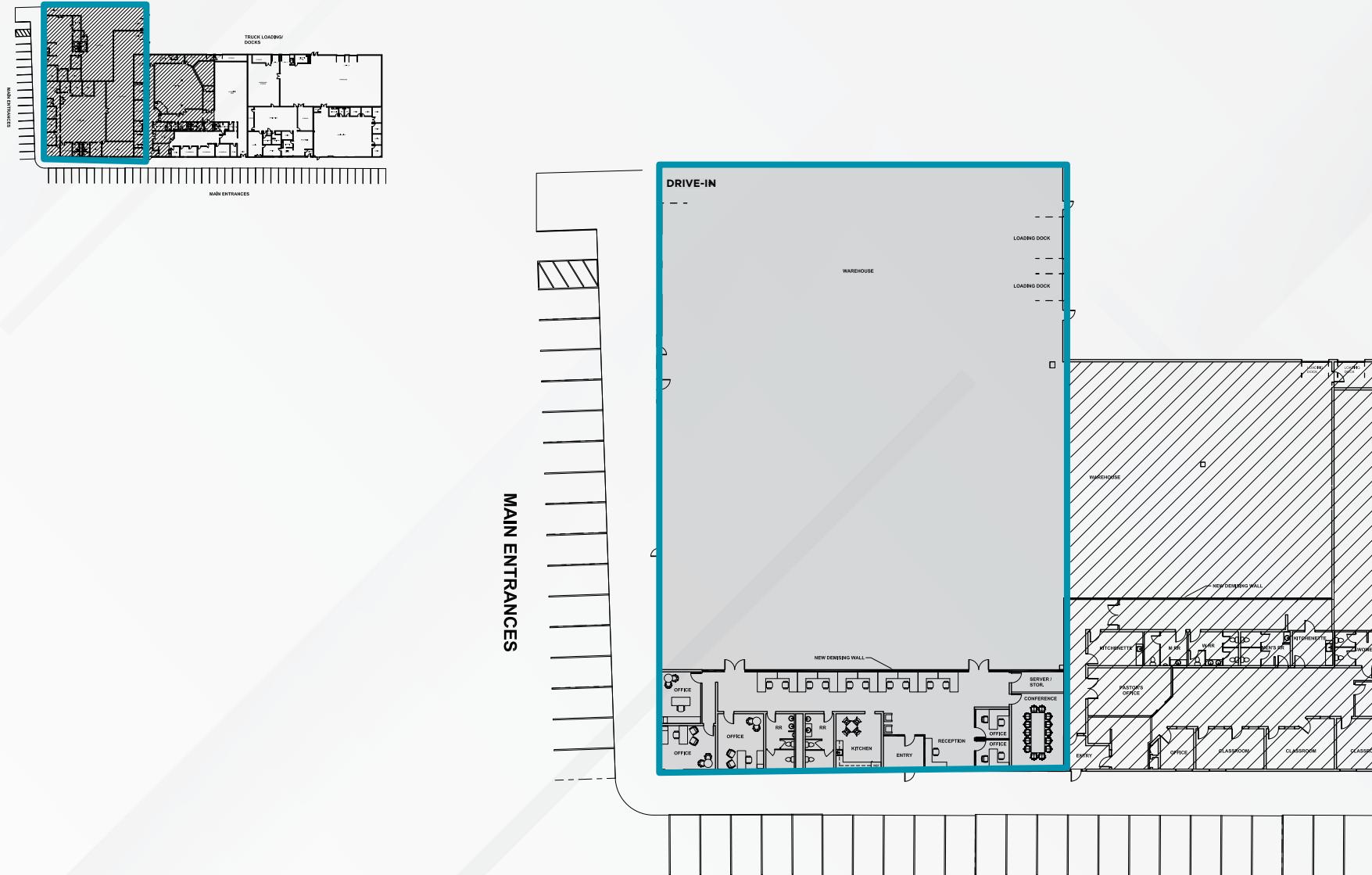
Unit 205 Floorplan

Total SF: 11,511 SF



34525 Melinz Parkway

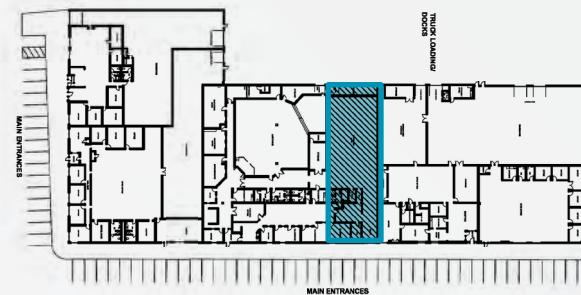
Proposed Floorplan - 20,183 SF



34525 Melinz Parkway

Unit 207 Floorplan

Total SF: 4,902 SF

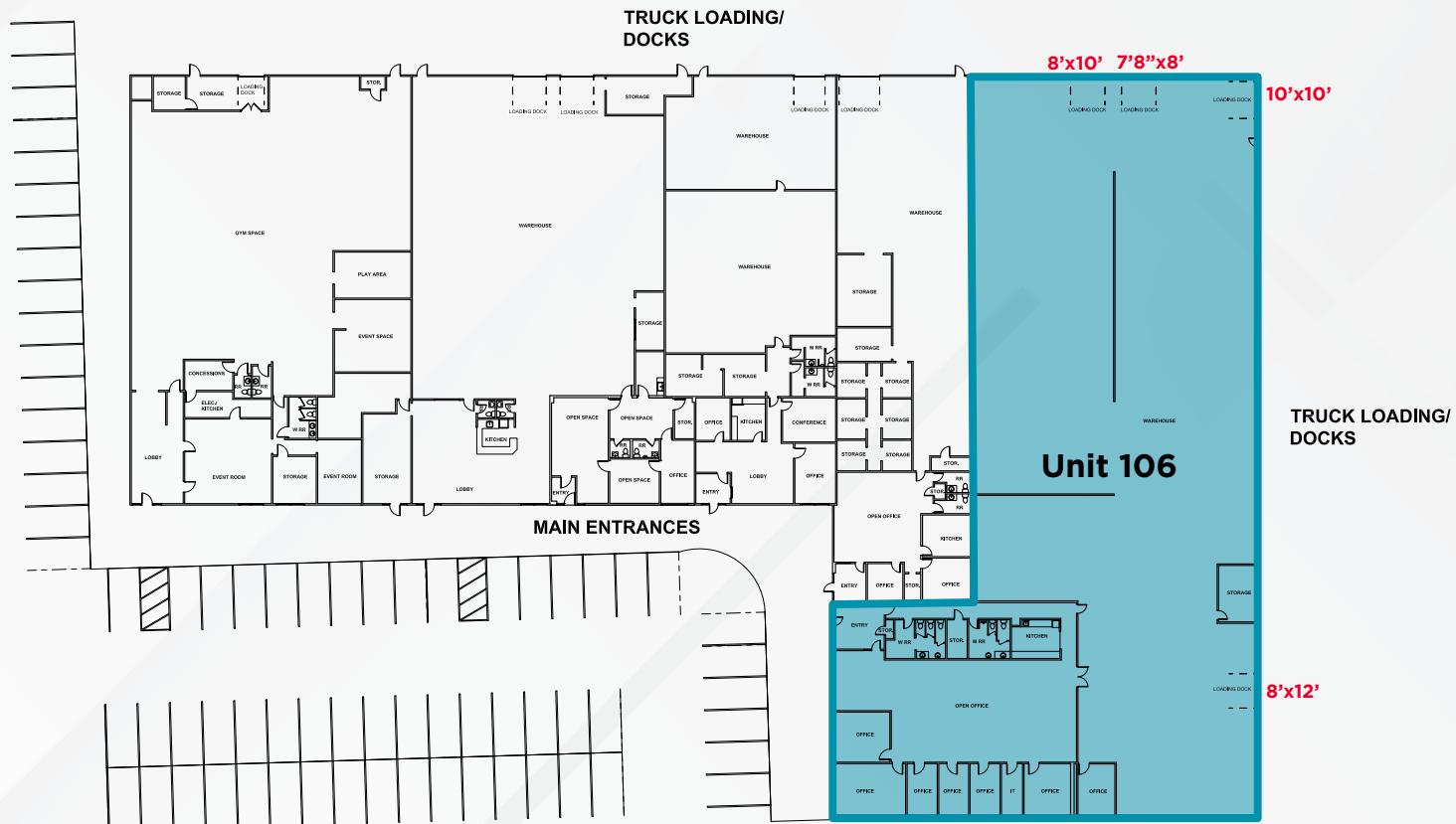


34675 Melinz Parkway

Availability

UNIT TOTAL SF DOCKS

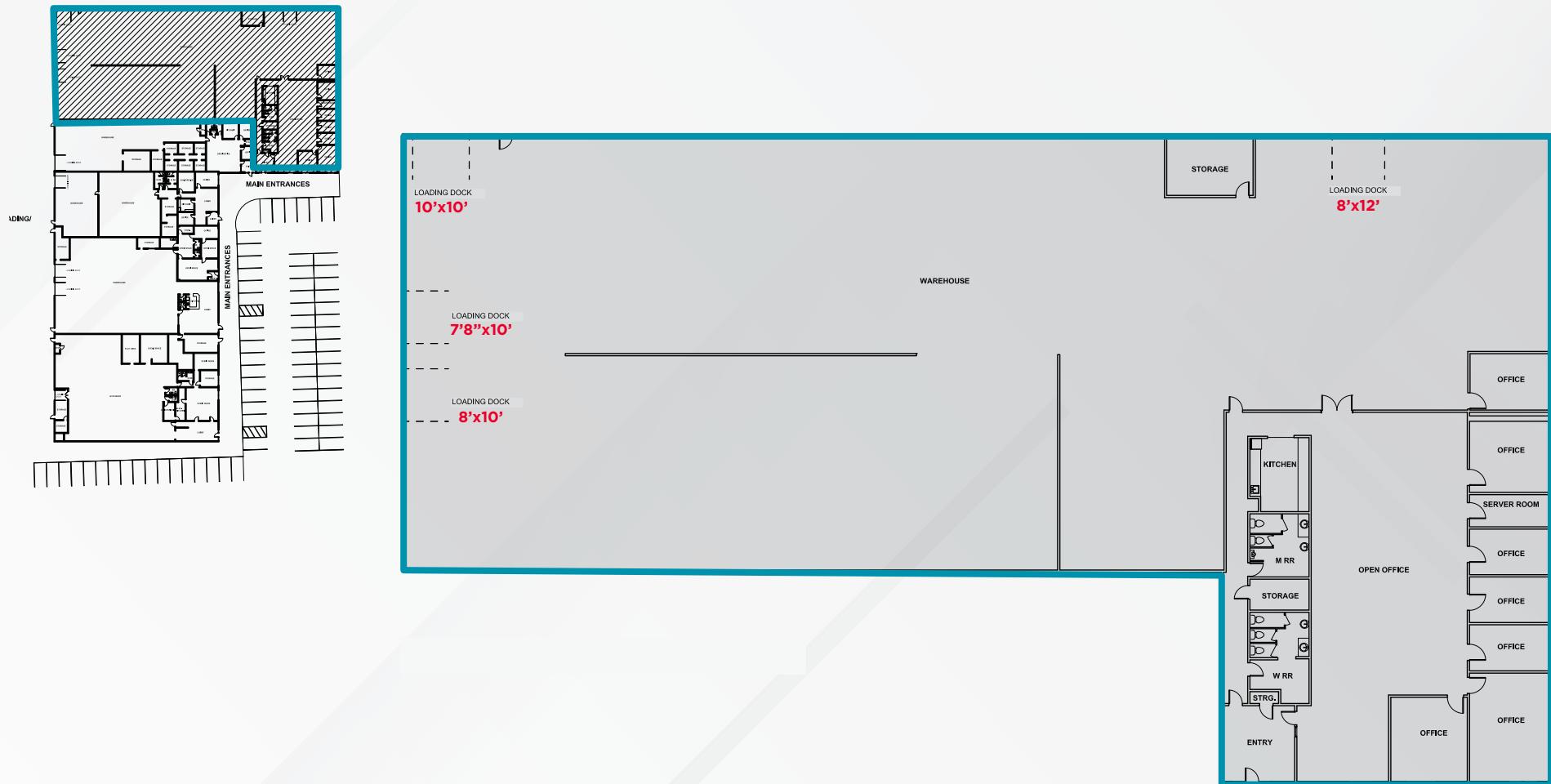
106	19,914 SF	Four (4) 8'x10' 7'8"x8' 10'x10' 8'x12'
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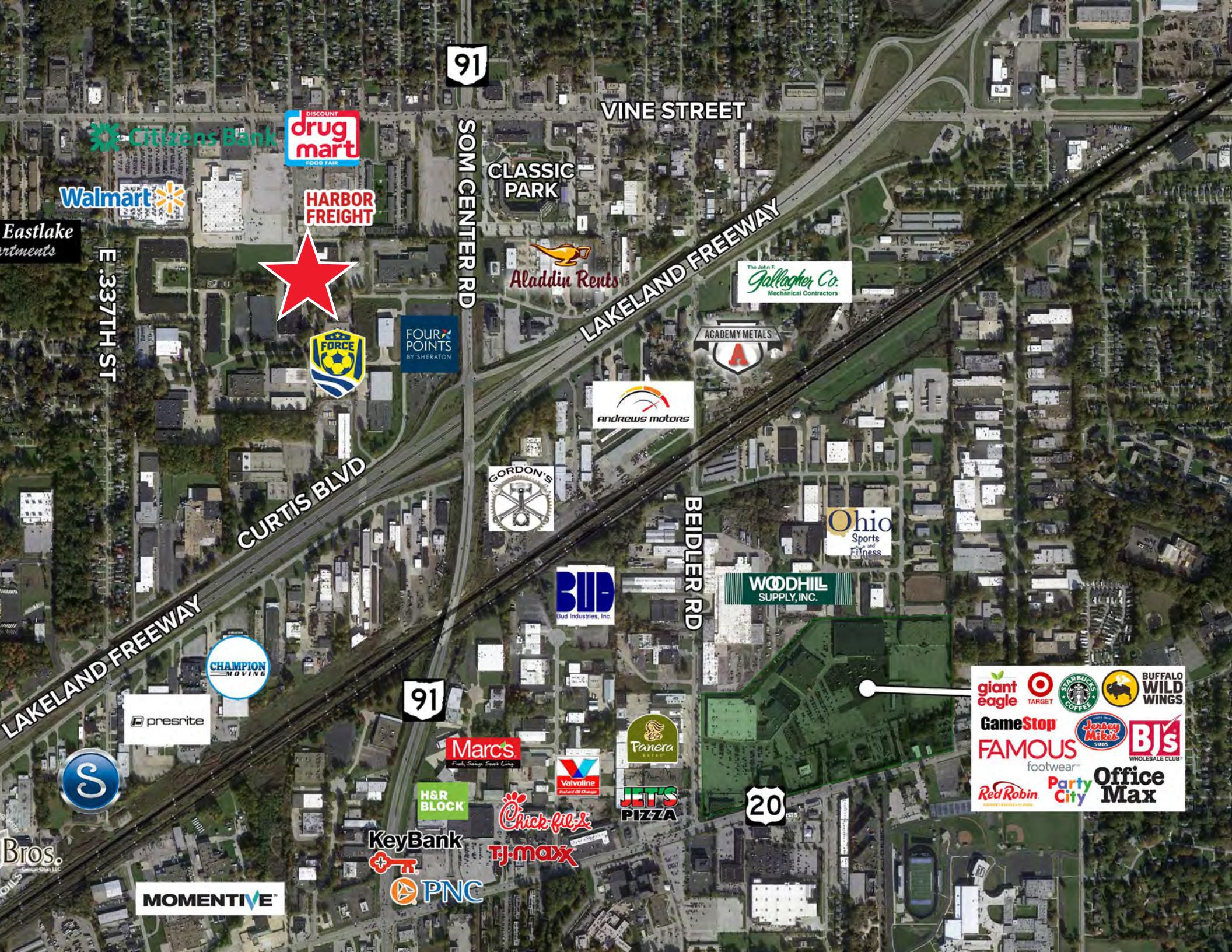


34675 Melinz Parkway

Unit 106 Floorplan

Total SF: 19,914 SF







**34675 & 34525 MELINZ PARKWAY
EASTLAKE, OHIO 44095**

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