

For Lease

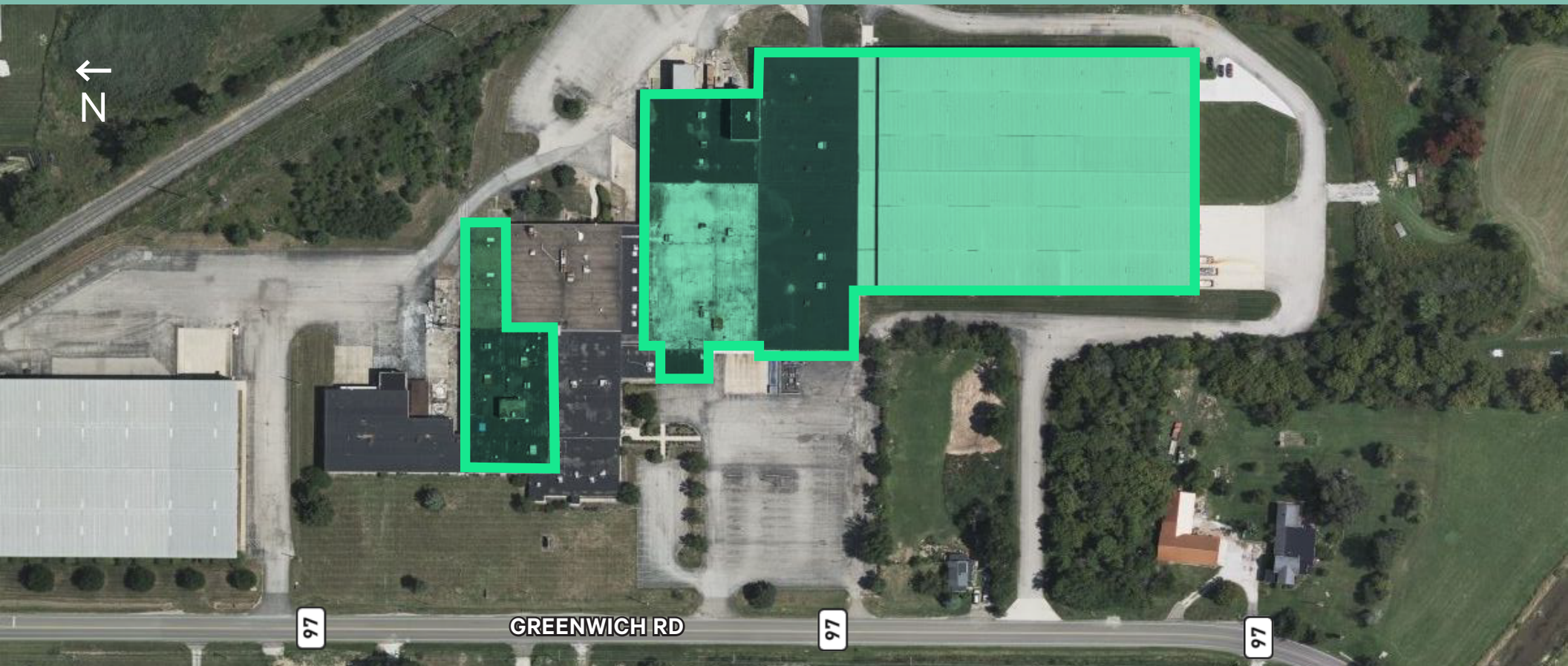
CBRE

Greenwich Industrial Park

286 W Greenwich Road
Seville, Ohio 44273

Modern High-Bay & Functional Distribution / Manufacturing Spaces
with Heavy Power and Great Highway Access

±16,500 - 197,000 SF Available



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Property Highlights

- + **±1.4 Miles** to I-76
- + **±3 Miles** to I-76/I-71 Interchange
- + Building is Fully Sprinklered with Heavy Power (480V) and Ample Parking
- + Professionally Managed and Maintained
- + Join building neighbors PT Tech and Stellar Automotive at Seville's premier Industrial Park
- + **2025 Est. Operating Expenses: \$1.34**



UNIT	TOTAL SF ±	OFFICE SF ±	DOCKS	DRIVE-INS	CLEAR HEIGHT	COLUMN SPACING	LEASE RATE
A*	104,176 SF	500 SF	8	2	32'	50' x 55'	\$5.50 / SF NNN
B*	39,100 SF	3,245 SF	2	1	18'7"	41' x 41'	\$4.95 / SF NNN
C*	37,208 SF	1,200 SF	6	1	18'7"	41' x 41'	\$4.95 / SF NNN
E	16,500 SF	1,500 SF	1	-	12' - 16'9"	40' - 50' x 132'	\$5.25 / SF NNN

Units A, B & C can be leased for ±180,484 SF contiguous

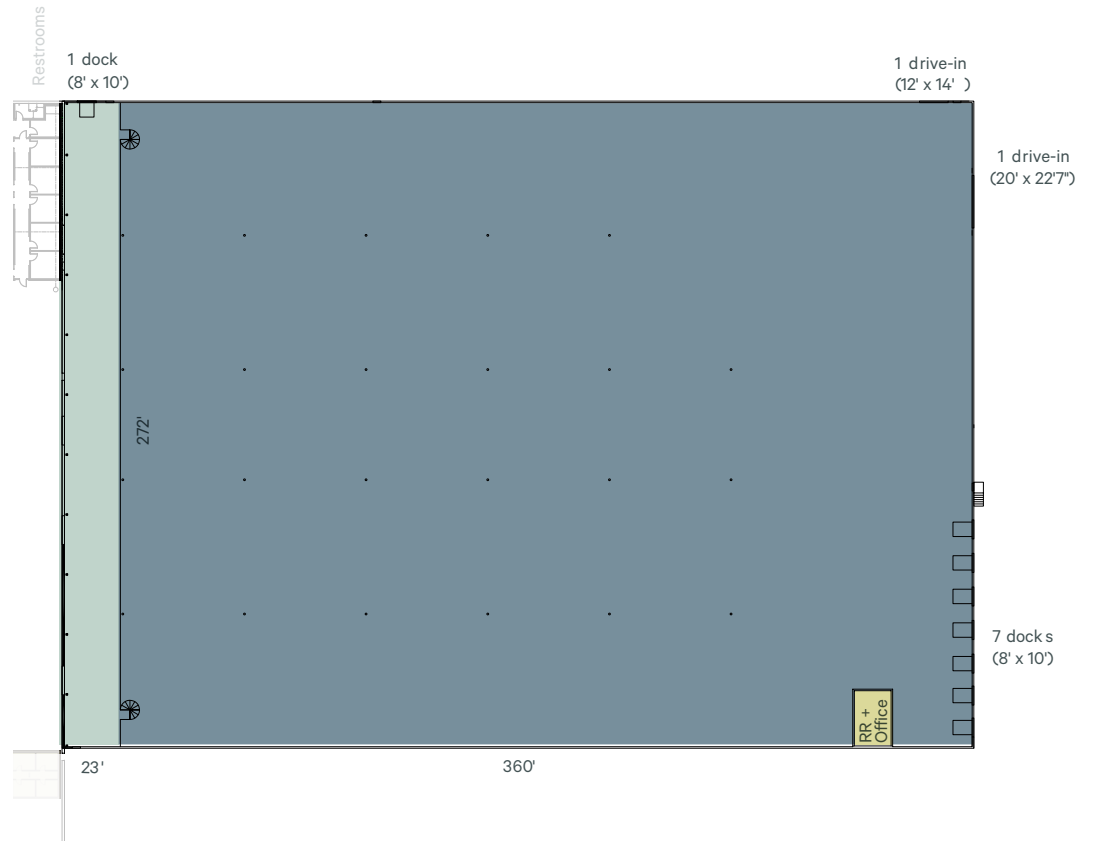
Floor Plan Unit A

WAREHOUSE | ±97,920 SF

Total SF	Office: ± 500 SF Warehouse: ± 97,420 SF
Column Spacing	50' x 55'
Clear Height	32'
Docks	Seven (8' x 10')
Drive-Ins	Two (22' x 22'7" & 12' x 14')
Lighting	LED
Year Built	2002
Fire Sprinklers	ESFR

MEZZANINE | ±6,256 SF

Clear Height	18'7"
Docks	One (8' x 10')



- Office & Restrooms
- Mezzanine
- Warehouse

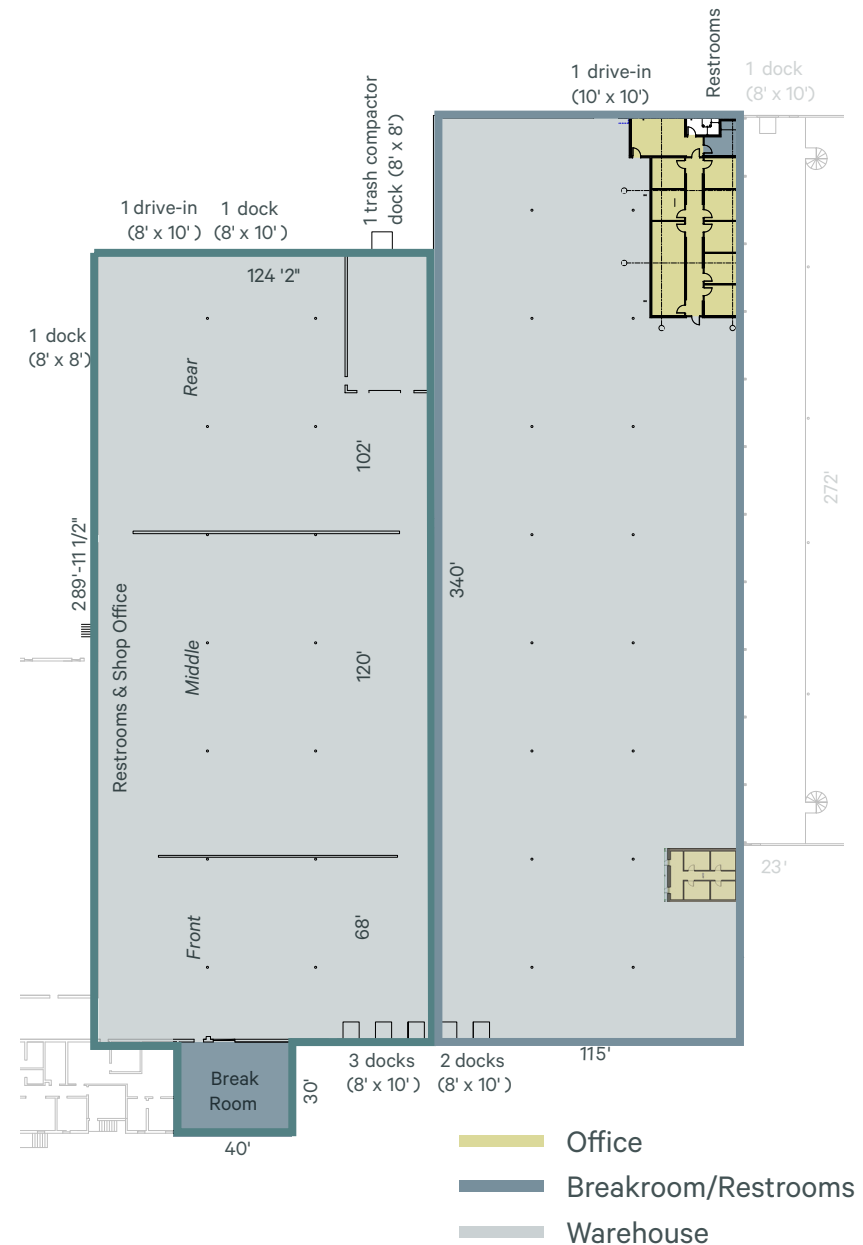
Floor Plan Unit B & C

UNIT B | ±39,100 SF

Total SF	Office: ±2,745 SF built 2023
	Shop Office: ±500 SF
	Warehouse: ±35,855 SF
Column Spacing	41' x 41'
Clear Height	18'7"
Docks	Two (8' x 9')
Drive-Ins	One (10' x 10')
Lighting	T6
Fire Sprinklers	Ordinary Hazard (Wet)

UNIT C | ±37,208 SF

Total SF	Breakroom: ±1,200 SF
	Warehouse: ±36,008 SF
Column Spacing	41' x 41'
Clear Height	18'7"
Docks	Five (8' x 10')
Trash Compactor	One (8' x 8')
Drive-Ins	One (8' x 10')
Lighting	LED
Fire Sprinklers	Ordinary Hazard (Wet)



Floor Plan Unit E

UNIT E | ±16,500 SF

TOTAL SF Office: ±1,500 SF
Warehouse: ±12,000 SF
Shop: ±3,000 SF

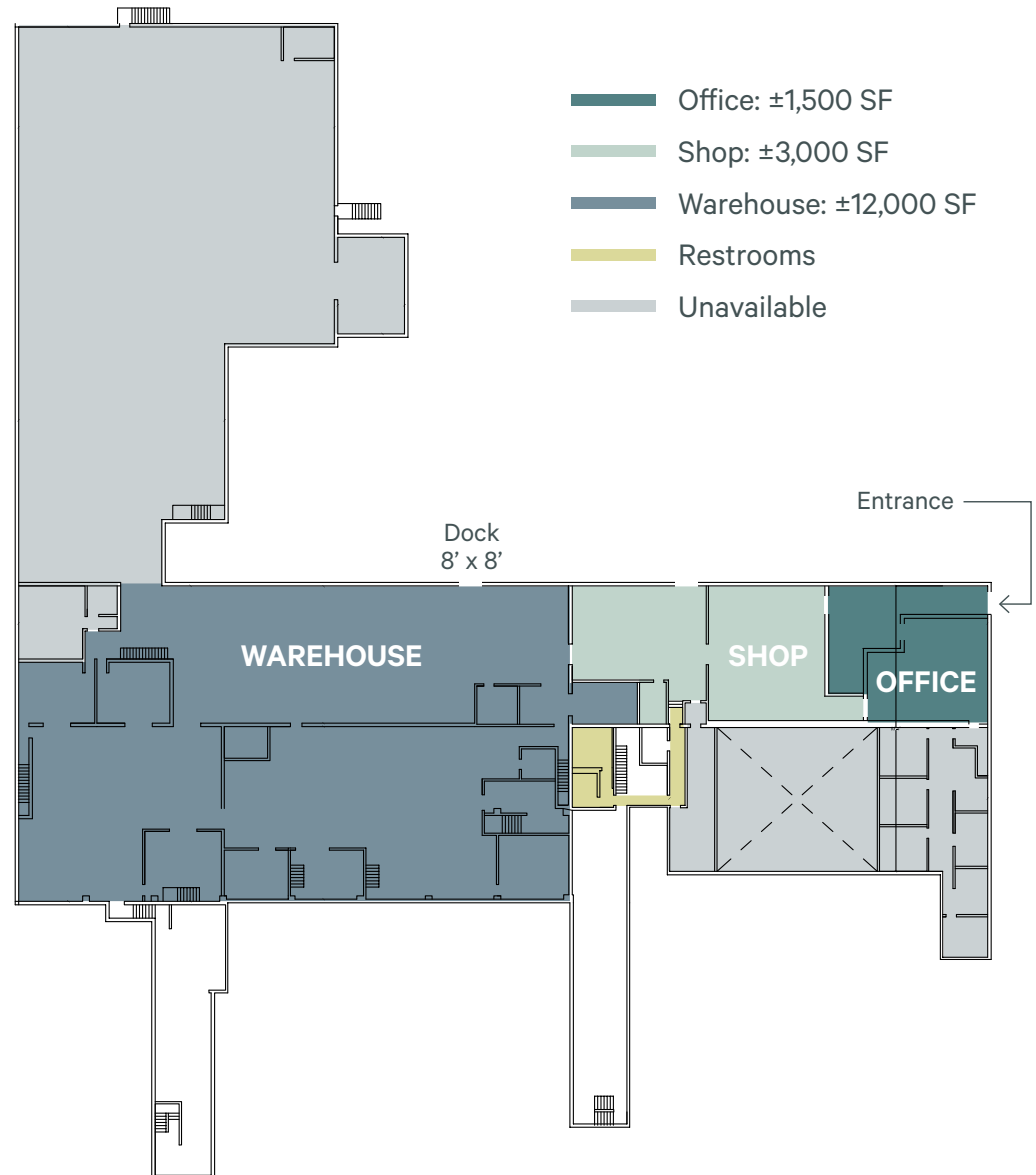
Docks One (8' x 8')
Additional To Suit

Drive-Ins To Suit

Clear Height Warehouse: 16'9"
Shop: 11'10"

Column Spacing Clear Span (40'-50' x 132')

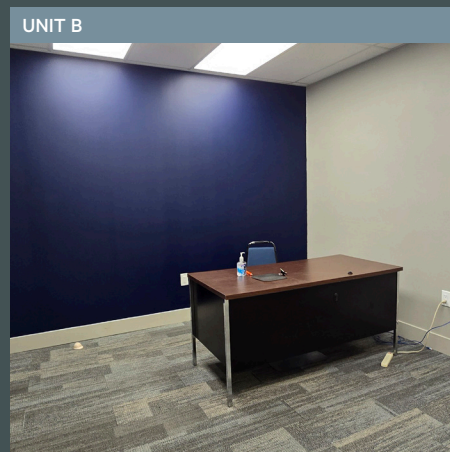
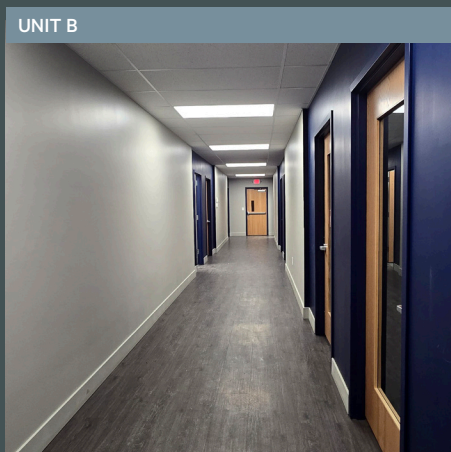
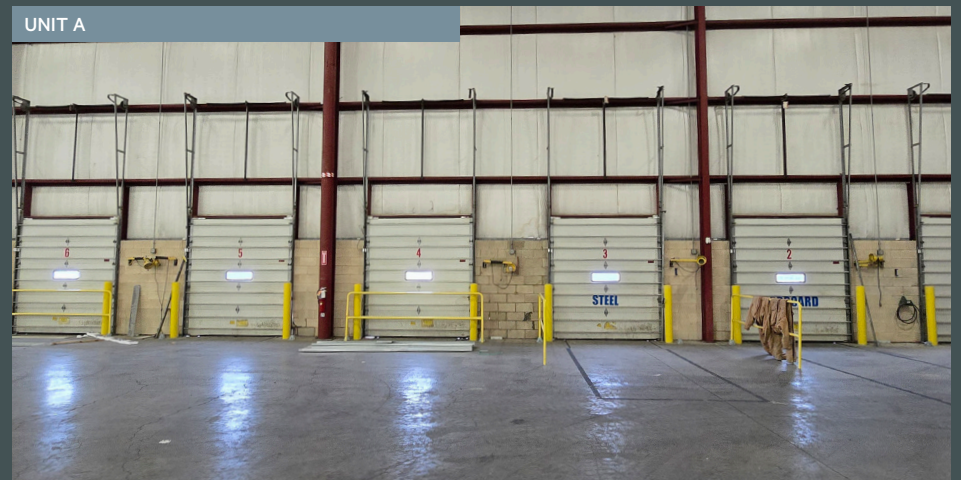
Additional Features Updated Office (New Paint, Carpet, Lighting); Clean Shop Space with Natural Light; Clear Span Shop & Warehouse Bays; Reznor Heating Units



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Unit Photos

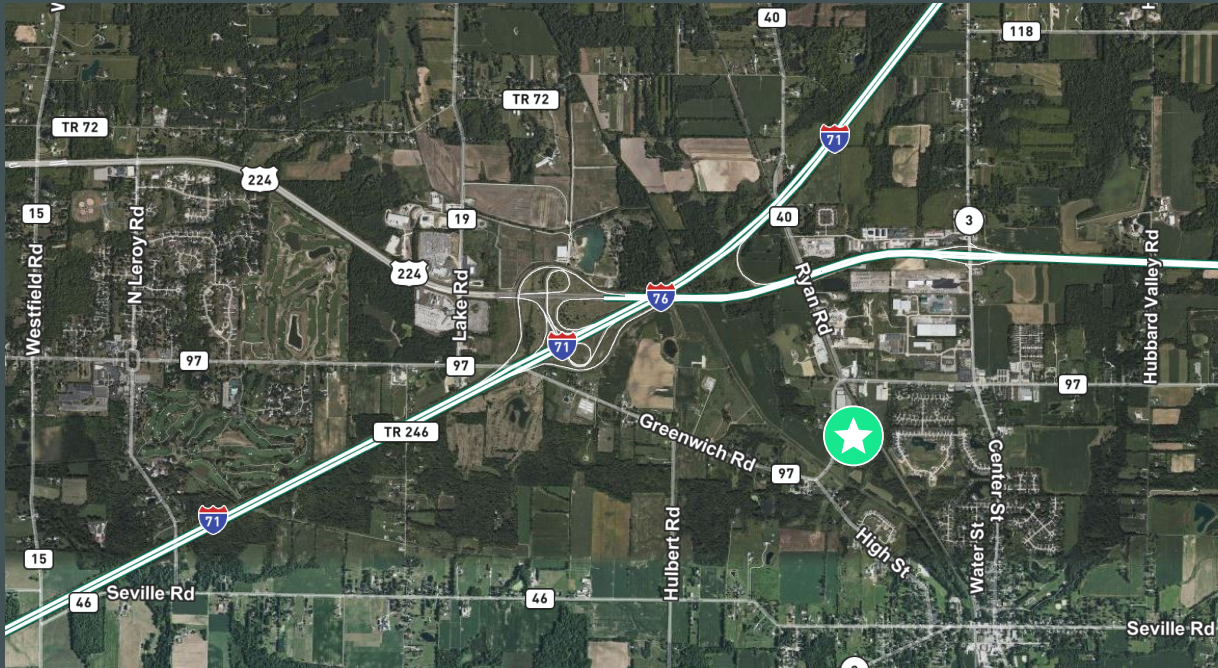


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Proximity to Highways



Contact Us

Jenna Gauntner
Senior Associate
+1 216 704 4469
jenna.gauntner@cbre.com

CBRE, Inc.
950 Main Avenue
Suite 200
Cleveland, Ohio 44113

Demographics

10 MILE RADIUS



120,822
2023 Population



47,687
Employees



\$109,651
Avg. Household Income



\$300,016
Avg. Housing Value



48,443
Households

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