

AVAILABLE FOR LEASE

207,480 SF Spec Warehouse Building

975 & 1005 West Bagley Road | Berea, Ohio



Lease Rates:
Warehouse: \$8.50/SF NNN | Office: \$15.50/SF NNN

Estimated Operating Expenses:
\$1.50/SF

For Concept Only

HIGHLIGHTS



Proposed Spec Building Size
207,480 SF Manufacturing Building



Site Size
18.917 Acres Providing Room for Building Expansion



Visibility
Highly Visible Site



Frontage
~550 Feet



Property Is Well Positioned
Providing Easy Commute and Access to Nearby Amenities



Close Proximity
to I-80 (Ohio Turnpike) I-71 & I-480



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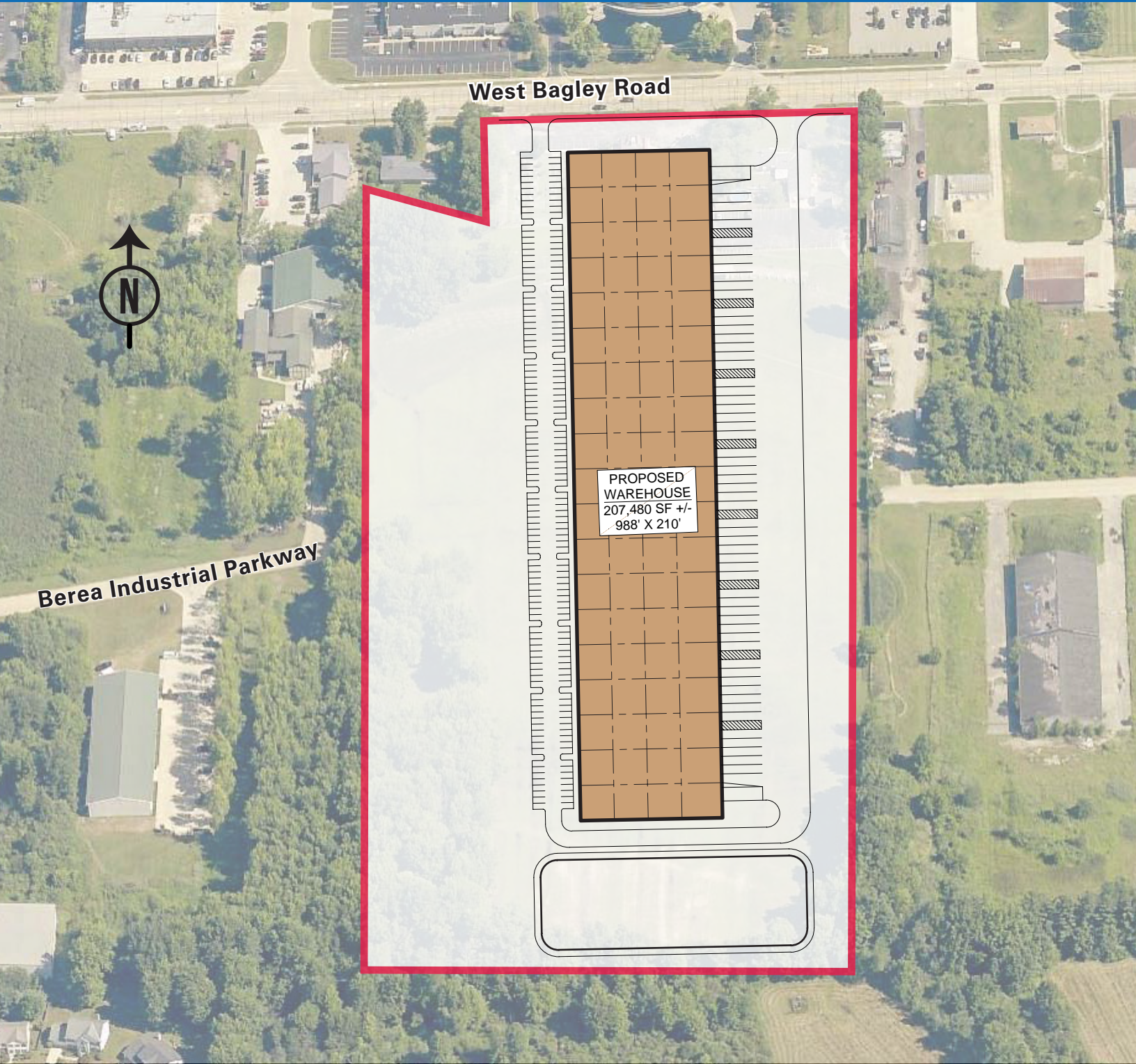


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NEWMARK

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Terry **COYNE**.com

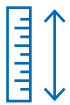




**Office
Built-To-Suit**



**Lighting
LED**



**Clearance Height
32'**



**Concrete Floors
7 inch**



**Docks/Drive-ins
Built-To-Suit**



**Sprinkler System
Wet**



**Automobile Parking
198 Spaces**



**Truck Trailer Parking
48 Truck Trailer Spaces**



**Zoning
Light Industry**



The City of Berea
Has Pursued a Focused Program
of Targeted Economic Development
in Commercial Sectors



















Downtown Cleveland Proximity
21 Minutes to Downtown
Cleveland



Airport Proximity
13 Minutes Drive to Cleveland
Hopkins International Airport



| KEY FACTS | EDUCATION | INCOME | EMPLOYMENT | |
|--|---|---|--|--|
|  1,014,568 Population |  24% High School Diploma |  \$62,861 Median Household Income |  63.9% White Collar |  15.0% Services |
|  42.1 Median Age |  29% Some College |  \$38,888 Per Capita Income |  21.1% Blue Collar |  3.8% Unemployment Rate |
|  435,083 Households |  34% Bachelors/ Graduate/ Professional Degree | COMMUTERS | BUSINESS | |
|  \$53,405 Median Disposable Income | |  14% Spend 7+ hours commuting to and from work per week |  35,862 Total Businesses |  557,544 Total Employees |

