



**CBRE**

**UNIT K  
AVAILABLE  
SPACE  
10,560 SF**

**FREESTANDING INDUSTRIAL  
BUILDING SPACE FOR LEASE**

**34099 MELINZ PARKWAY, UNIT K  
EASTLAKE, OHIO 44095**

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# FREESTANDING INDUSTRIAL BUILDING SPACE FOR LEASE

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EASTLAKE, OHIO 44095

## PROPERTY OVERVIEW

- Unit K Available Space: 10,560 SF
- 1 drive-in door
- A/C Production space
- 20' clear height
- Year built - 1995
- Bus Duct
- Efficient lights
- Lease Rate - \$7.50/SF NNN



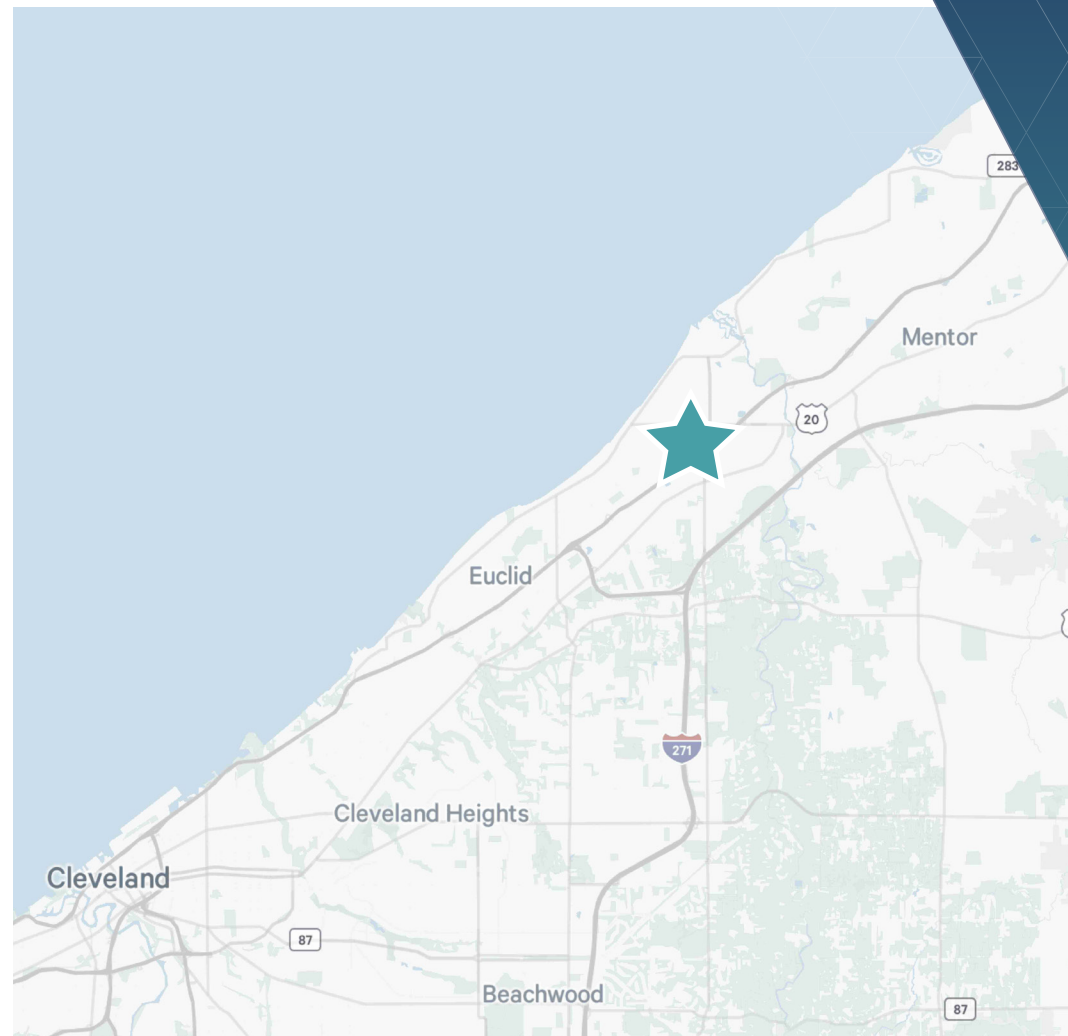


**FREESTANDING INDUSTRIAL BUILDING  
FLOOR PLAN**



# Area Demographics

Demographic	1 Mile	3 Miles	5 Miles
2024 Businesses	617	2,274	4,372
2024 Employees	6,575	27,419	58,386
2024 Population	10,467	60,446	118,971
2024 Median Age	42.30	44.60	43.50
2024 Population 25 and Over	7,837	46,078	88,453
2024 Households	4,899	28,908	56,629
2024 Average Household Income	\$73,092	\$87,620	\$86,496
2024 Average Value of Owner Occ. Housing Units	\$185,282	\$237,111	\$256,092
2024 Daytime Population	11,283	54,594	108,384
Daytime Workers	6,619	28,255	54,449
Daytime Residents	4,664	26,339	53,935
2024 Average Household Size	2.14	2.08	2.09



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