

# Build-to-Suit Site for Lease

BRADLEY ROAD, WESTLAKE, OHIO 44145



## Overview

Rare opportunity to design and build exactly what your operation needs in Westlake, OH. This Build-to-Suit site supports a tailored 20,000-40,000 SF commercial facility. You choose dock count, drive-ins, clear height, office %, parking, and exterior facade. Ample parking and the potential for large yards ensure employees and equipment can be accommodated.

If you feel stuck compromising inside outdated buildings with low clear heights, poor loading, and inadequate outdoor parking. This is the chance to move into a facility that will adapt to your business.

Positioned minutes from I-90 and the corporate corridor surrounding Crocker Road, this location provides the access and employee draw that companies require.

Reach out to Cole Kroneker to discuss buildouts.

## Highlights

- Free of columns, flexible office %, mezzanine, showroom, 3-phase heavy power, and lab buildout options
- Exterior signage and strong street presence along Bradley Road
- Municipal utilities with business-friendly zoning
- Excellent building for a clear span indoor sports facility, warehousing, manufacturing, or company HQ

## Property Details

### Lease Rate

- \$13.00 (NNN)

### Lot Size

- 2.54 Acres

### Zoning

- Industrial
- [Zoning Map](#)
- [Use Regulations](#)

### Space Available

- 20,000 - 40,000 SF

Rev: February 4, 2026

#### Our Network Is Your Edge

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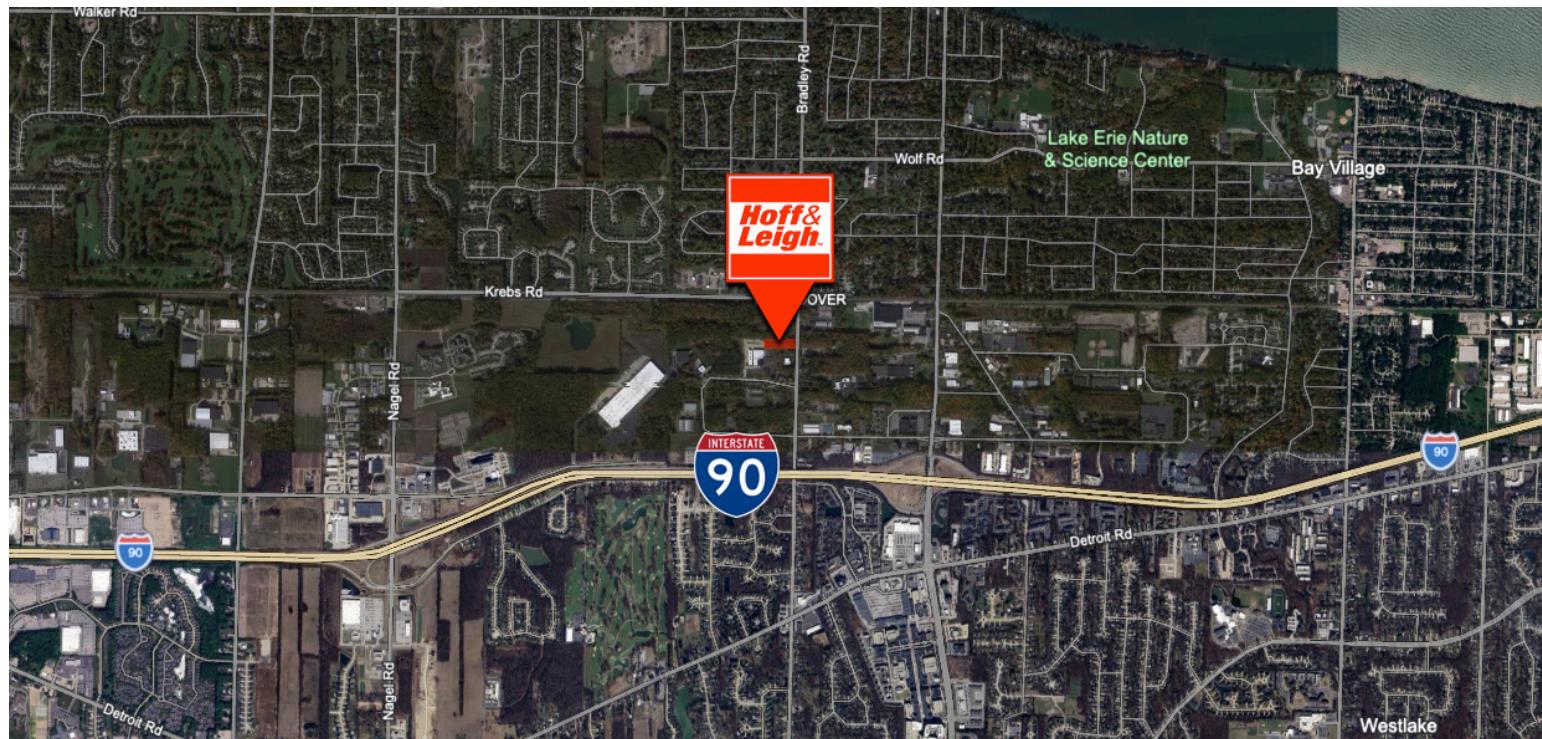
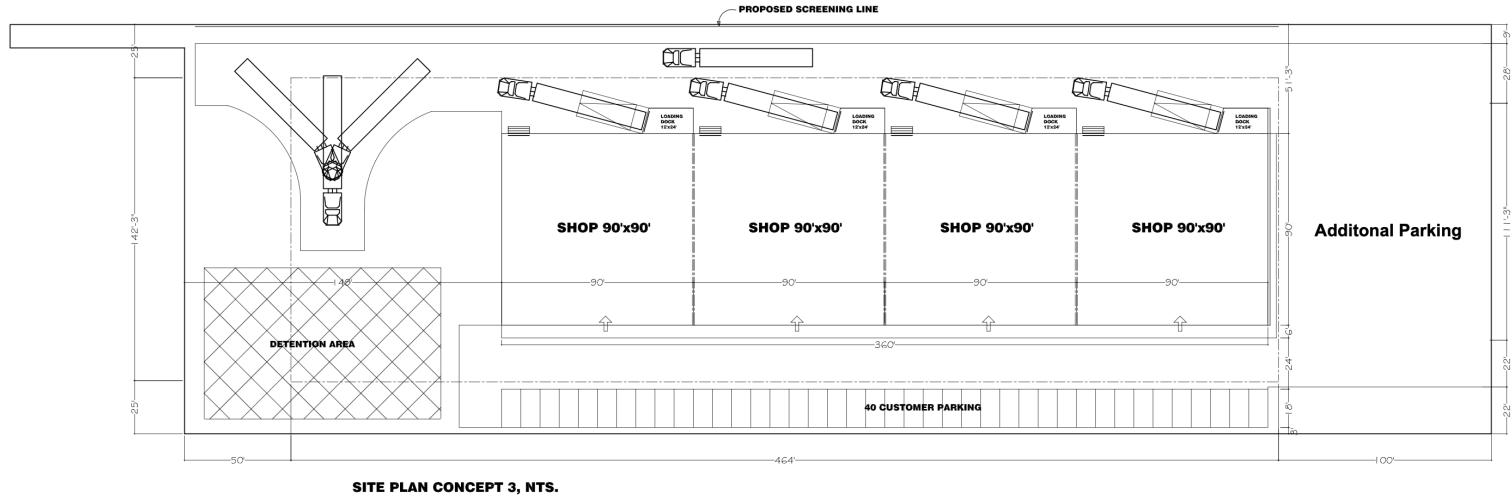
## Cole Kroneker

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