



Office-Warehouse For Sale or Lease

Prime Location with High Visibility

360 Highland Rd E, Macedonia, OH 44056



PROPERTY SUMMARY

Presenting an opportunity for Office - Warehouse Building, this property boasts a substantial 27,878 SF building with versatile potential. This is a perfect property for a company headquarters.

Built in 1958, this well-maintained structure offers one unit and is strategically located in the sought-after Macedonia area. Zoned G-I, the property presents a wide range of possibilities for investors aiming to capitalize on its prime location and strong market demand.

With its spacious layout and strategic positioning, this property is an exceptional investment for those seeking to establish their presence in this thriving business district.

PROPERTY HIGHLIGHTS

- Highland road frontage, providing strong visibility and accessibility.
- The property is near major regional transportation routes, making it convenient for employees, customers, and clients.
- High traffic affluence through Interstate 8 (23,585 vehicles per day).
- Currently used as Office/ Warehouse
- Divisible spaces for lease

Asking Price

Subject to Offer

Lease Rate

\$8.50 SF/yr
(NNN est \$2.44/SF/yr)

Spaces divisible

11,000 SF to 25,944SF

Site Size

2.6 Acres

Building Size

25,944 SF

APN

3303190 & 3312690



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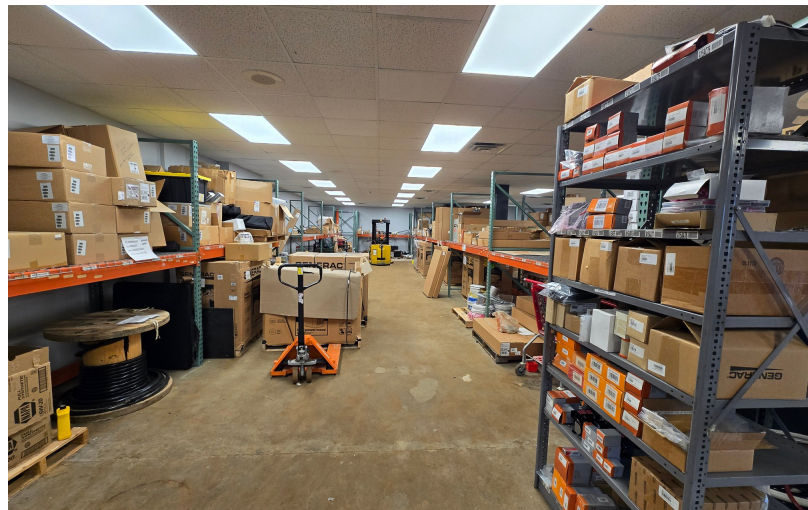




For Sale / Lease

Additional Photos

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SALE PRICE

**\$SUBJECT TO
OFFER**

LEASE RATE

\$8.50 SF/YR

PROPERTY INFORMATION

PROPERTY TYPE Office - Warehouse

PROPERTY SUBTYPE Corporate Headquarters

ZONING G-1

LOT SIZE 2.6Acres

APN # 3303190 & 3312690

CEILING CLEAR
HEIGHT 9-10 ft

ELECTIC POWER 3- phase

DOCKS 1

UTILITIES & AMENITIES

PUBLIC WATER/SEWER

PUBLIC ELECTRIC

PUBLIC GAS

DEISAL GENERATOR

PARKING LOT 120 + parking spaces

LOCATION INFORMATION

BUILDING NAME 360 Highland Rd, E.
Macedonia, OH, 44056

STREET ADDRESS 360 Highland Rd E

CITY, STATE, ZIP Macedonia, OH 44056

COUNTY Summit

BUILDING INFORMATION

BUILDING SIZE 25,944 SF

BUILDING CLASS B

TENANCY Single or Multiple

NUMBER OF FLOORS 1

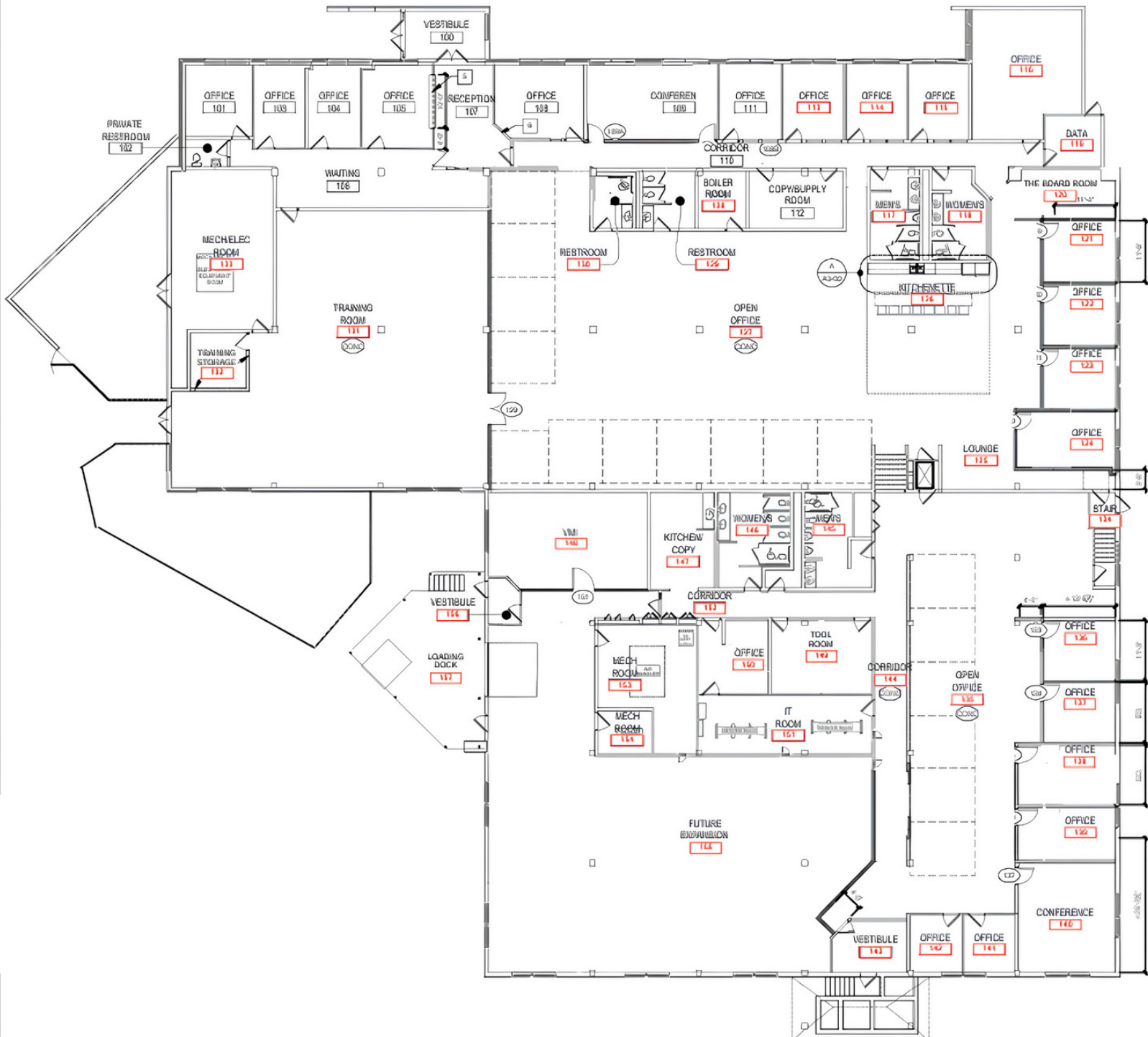
YEAR BUILT 1958

NUMBER OF
BUILDINGS 1

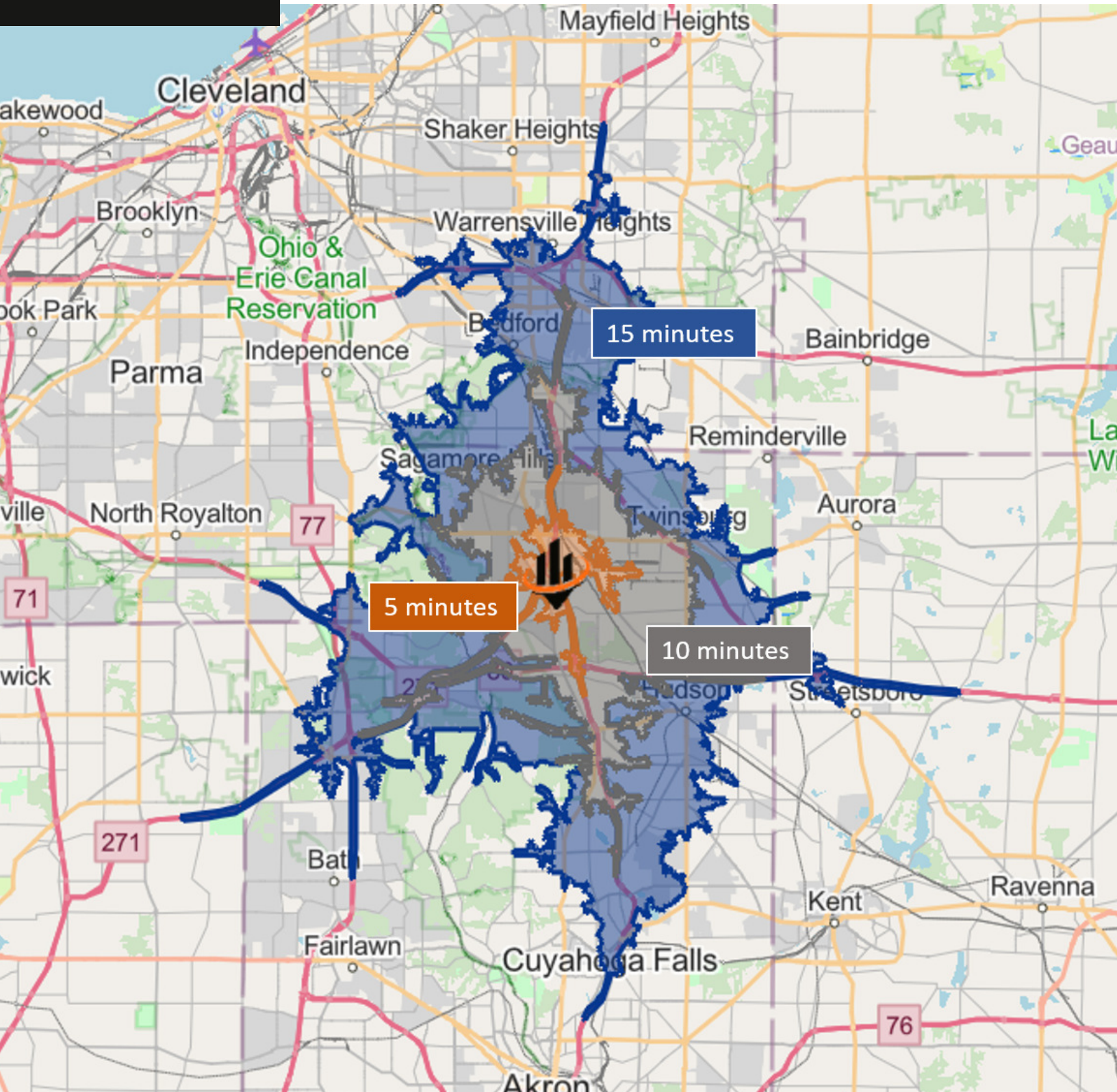


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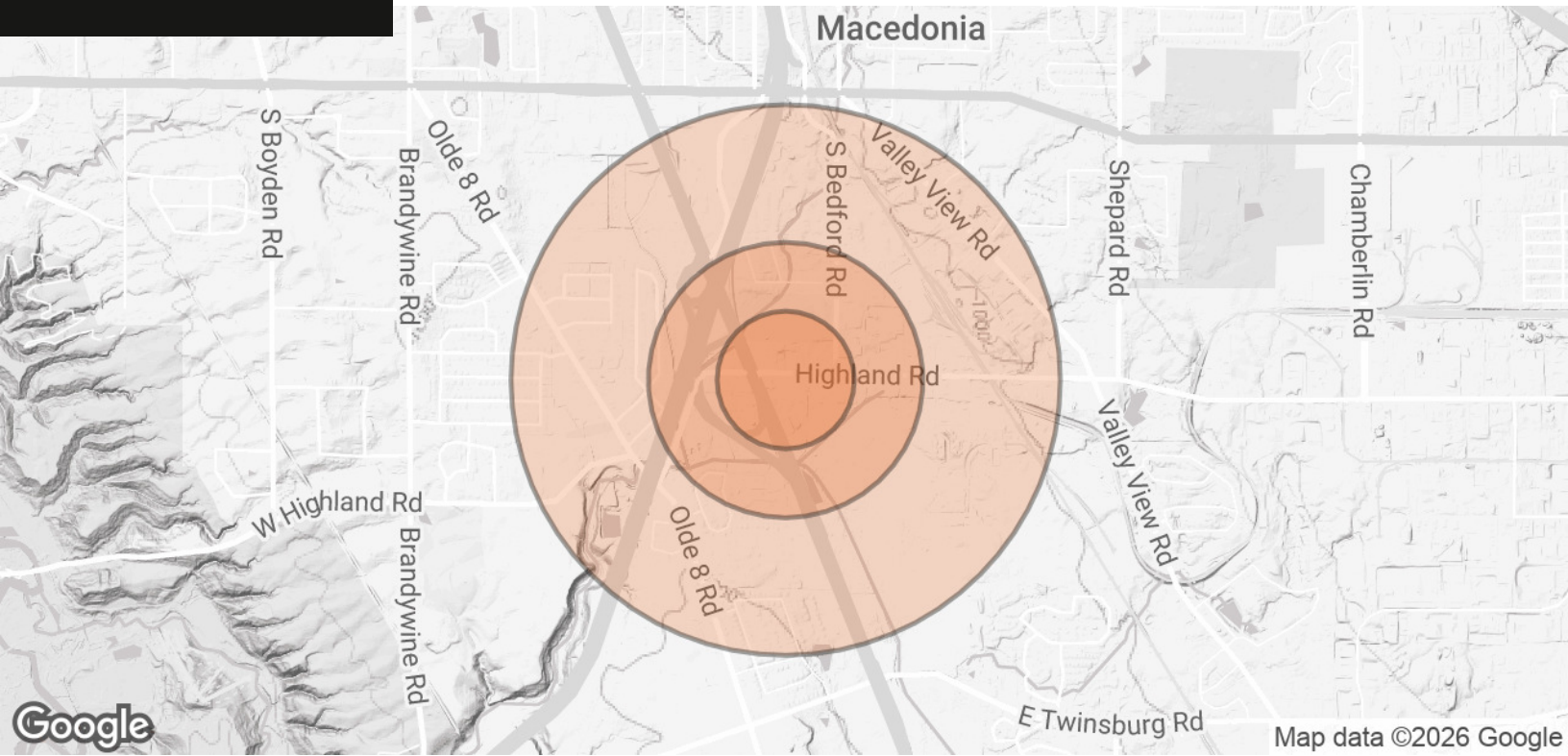




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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	90	442	2,358
AVERAGE AGE	62	56.9	51.7
AVERAGE AGE (MALE)	69.1	60	51.8
AVERAGE AGE (FEMALE)	58.6	56.6	53.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	46	215	1,061
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$107,918	\$110,354	\$114,756
AVERAGE HOUSE VALUE	\$359,185	\$298,412	\$266,462

2023 American Community Survey (ACS)



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