

Industrial | For Lease

CBRE

6,300 SF Warehouse/Office Space Available

37140 Sugar Ridge Road
North Ridgeville, Ohio 44039



Warehouse/Office Spaces

37140 Sugar Ridge Road | North Ridgeville, Ohio 44039

For Lease

Property Overview

+ Separate Warehouse / Office Space Available

– 37140 Sugar Ridge Road: 6,300 SF

+ Built in 2001 | Class A Building

+ 6.32 Acre Land Area

+ Zoned for Light Industrial

+ Excellent location just off the Ohio Turnpike (I-80) exit and close to I-480

+ Very well-maintained buildings and units

+ **Great use for:** warehousing, light manufacturing, and assembly

+ Docks, Drive-Ins and Overhead Doors



DEMOGRAPHIC OVERVIEW - 1 MILE RADIUS



Population
2,049



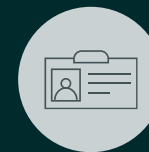
Households
827



Median Age
44.3



Avg. HH Income
\$143,154



Employees
950

\$6.95/SF NNN

Asking Lease Rate

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Floor Plan

37140 Sugar Ridge Road

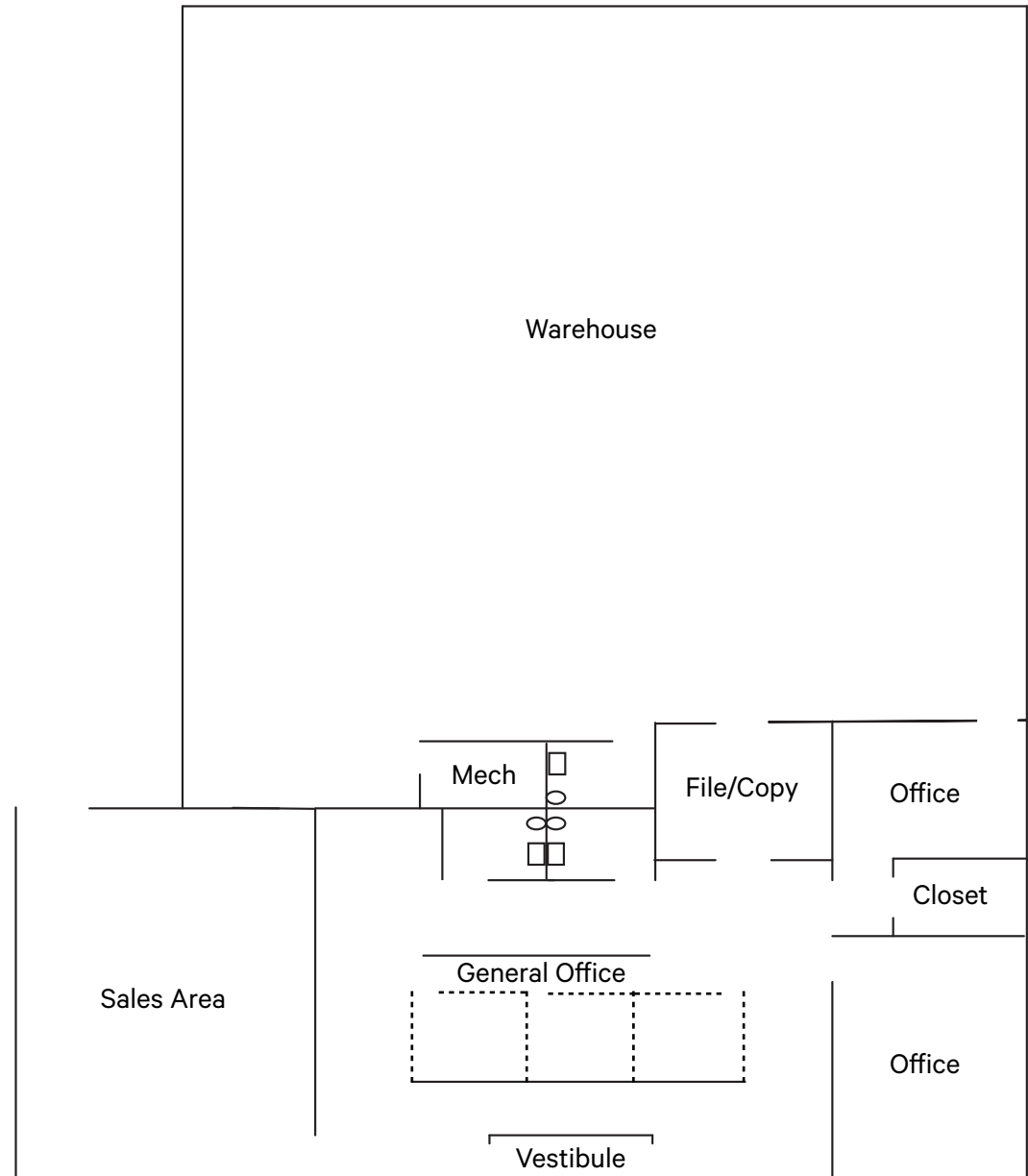
+ 6,300 SF Total

– 3,900 SF Warehouse

– 2,400 SF Office

+ 1 Dock

+ 1 Drive-in



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Warehouse Photos



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Office Photos



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Exterior Photos



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Demographics	1 Mile	5 Miles	10 Miles
2025 Population	2,049	114,730	387,844
2030 Population - Projection	2,091	115,990	390,102
2025 Daytime Population	2,206	104,053	364,997
2025 Businesses	74	3,189	12,174
2025 Employees	1,275	41,330	164,624
2025 Households	827	47,868	160,653
2030 Households - Projection	852	48,901	163,178
2025 Average Household Income	\$143,154	\$108,331	\$115,682
2025 Median Age	44.3	43.1	43.5
2025 Population 25 & Over	1,485	82,027	278,519

Contact Us

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