

For Lease

26025 1st Street
Westlake, OH 44145

**Modernized High-Caliber Distribution Center
409,034 Total SF Available**



25'

Clear Height

51

Dock Doors

21

Acres

<1

Mile to I-90

David Stecker

Managing Director

david.stecker@jll.com

+1 (216) 937 1965

Joe Messina

Executive Managing Director

joe.messina@jll.com

+1 (216) 937 4386

Joe Warren

Associate

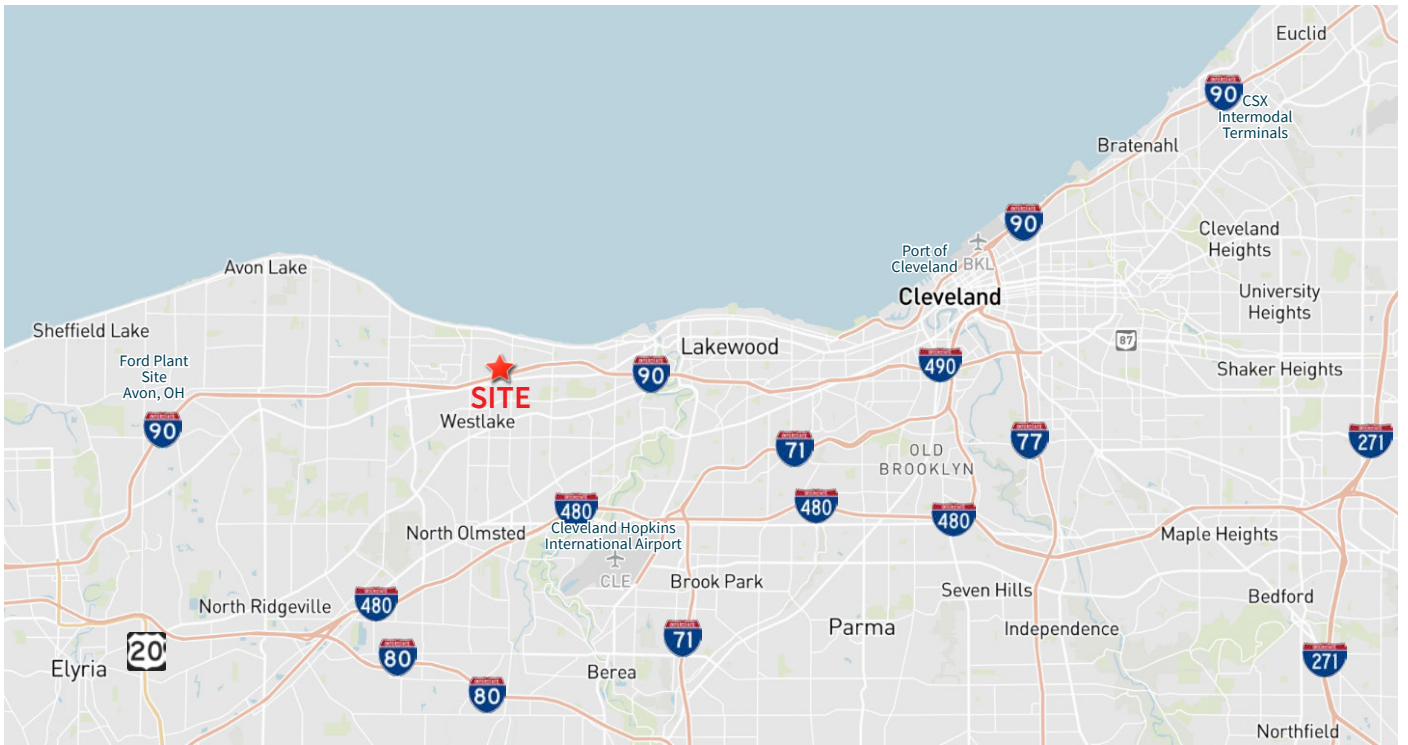
joe.warren@jll.com

+1 (216) 912 4511



Interior & Exterior upgrades underway

Available SF	409,034 SF	Auto Parking	109 parking spaces
Building Size	393,431 SF + 14,820 SF main office	Trailer Spaces	127 trailer spaces
Multi-Tenant Option	Flexible layout allows for various demising options and configurations, min divisible to 47,200 SF.	Tractor Parking	24 spaces
Land Area	21.64 Acres	Truck Court*	North: 96', East: 95', South: 116', West: 97'
Clear Height	24.5' – 25'	Transformer	1,000 kVa
Dock Doors	51 dock doors above grade, 6 at grade service bay doors	Fire Protection	Wet-pipe ESFR upgrade available
Drive-in Doors	1 drive in ramp/dock door	ESFR	Yes
Dock Equipment	Dock seals, bumper guards, and mechanical levelers	Power	2,000-amp, 277/480-volt, 3-phase, 4-wire, alternating current (AC)



Location Highlights

Airport

Cleveland Hopkins International Airport
8.1 Miles

Interstates

I-90 - **0.5 Miles**

I-77 - **13.6 Miles**

I-480 - **5.2 Miles**

Ohio Turnpike - **20.0 Miles**

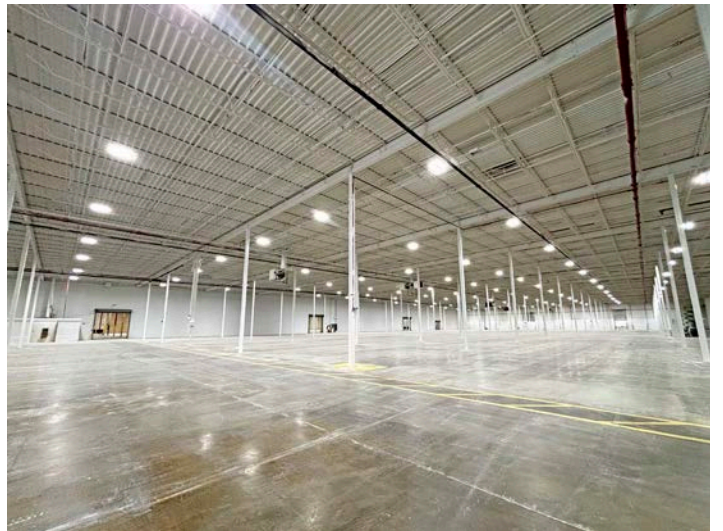
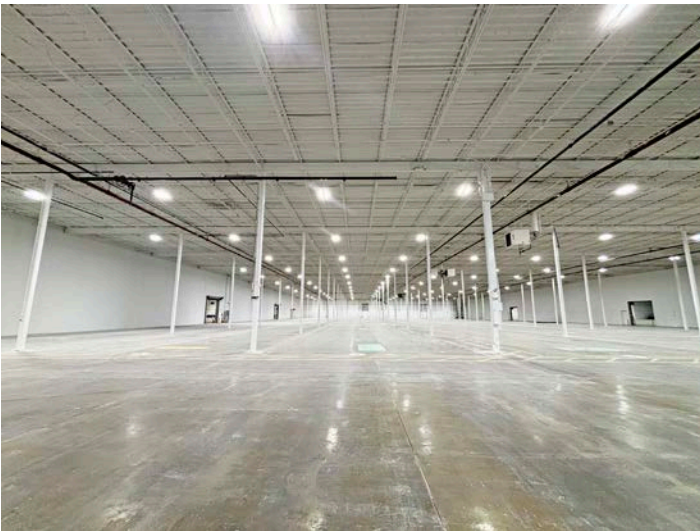
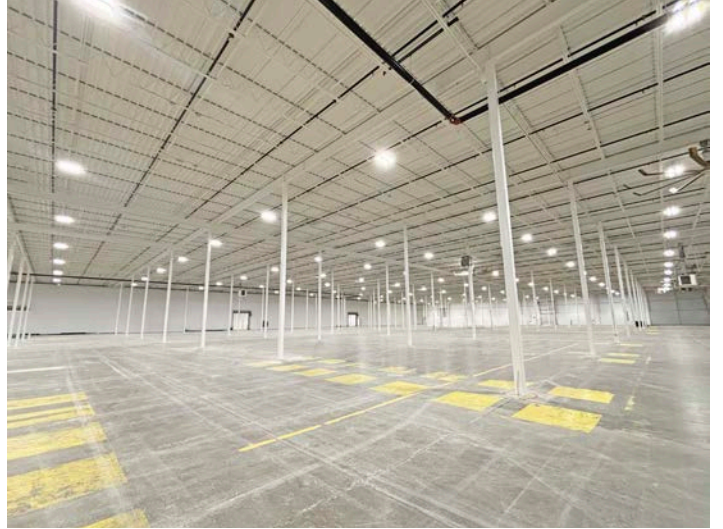
Fedex Hub - **14.2 Miles**

UPS Hub - **9.3 Miles**

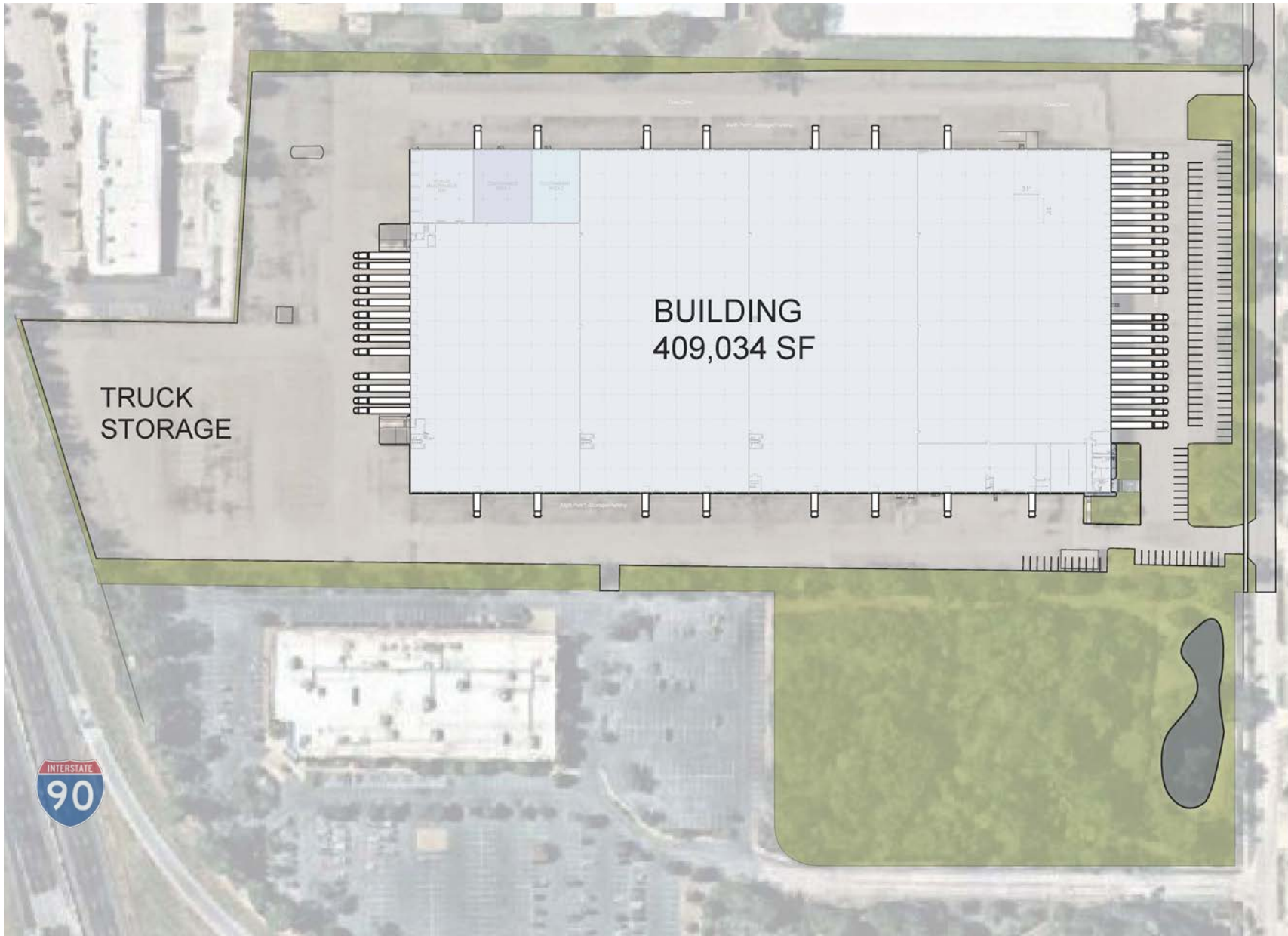
Ports

Port of Cleveland - **13.5 Miles**

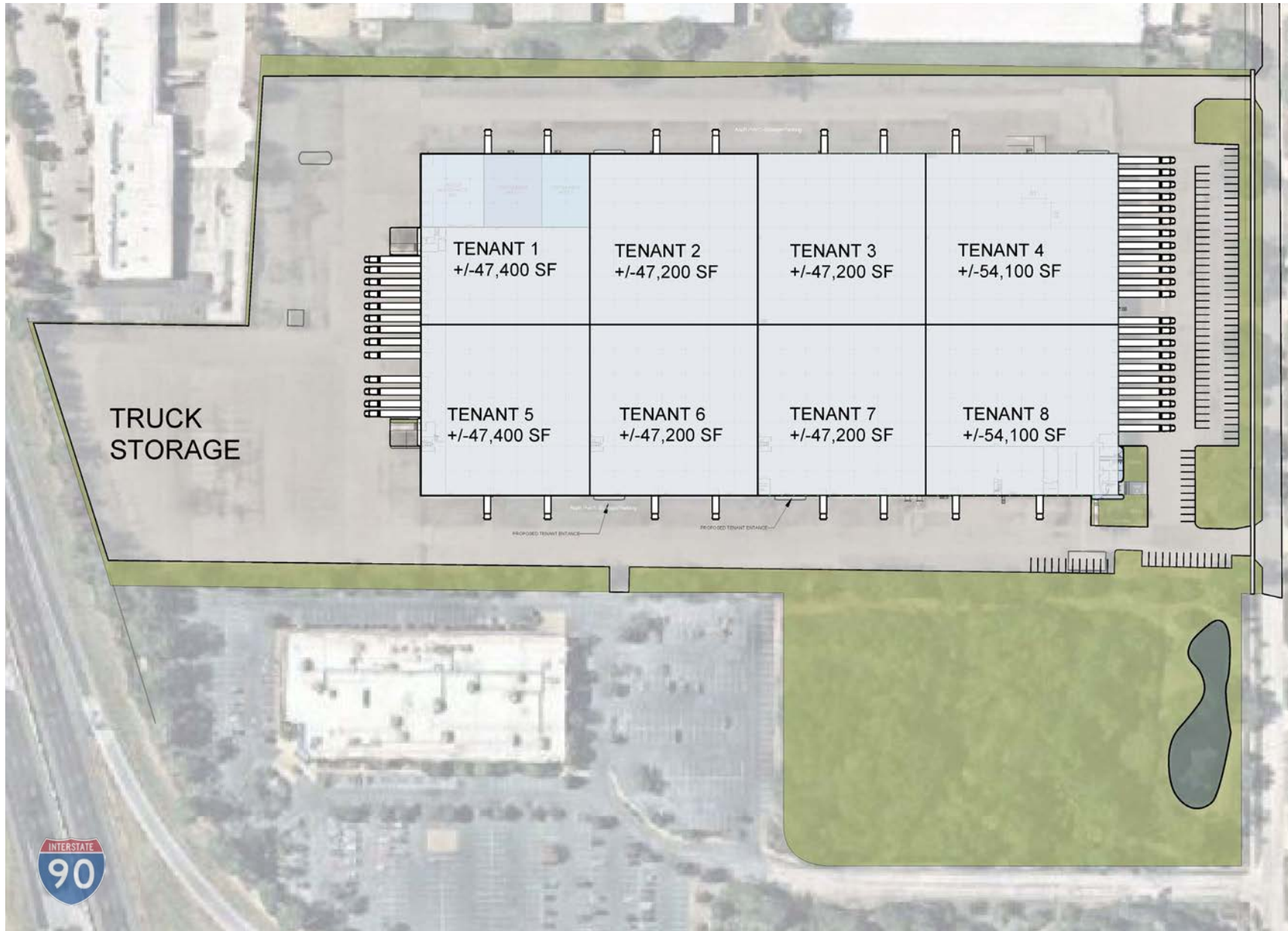
Interior Photos



Floor Plan



Multi Tenant Floor Plan



Aerial View South Before



Demographics

	1 mile	3 miles	5 miles
Total population	7,805	58,814	142,945
Daytime population	11,892	34,725	77,903
Daytime workers	8,449	34,725	77,903
Average household income	\$144,677	\$146,938	\$134,797

David Stecker*Managing Director*

david.stecker@jll.com

+1 (216) 937 1965

Joe Messina*Executive Managing Director*

joe.messina@jll.com

+1 (216) 937 4386

Joe Warren*Associate*

joe.warren@jll.com

+1 (216) 912 4511