

**+/-40,000 SF OF FLEX
BUILDING, FENCED YARD &
OFFICE SPACE AVAILABLE**



FLEX BUILDING & OFFICE SPACE AVAILABLE
1490 E 191ST ST, EUCLID, OH 44117

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+/-40,000 SF BUILDING FOR LEASE

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PROPERTY OVERVIEW

PROPERTY SUMMARY

- Portions and affiliated spaces of a **46,000 SF** flex building, available for lease with flexible configurations
- 15000 SF fenced yard available, ideal for open storage or protected parking
- 4000 SF multipurpose ballroom with private restrooms, ideal for training and educational uses.
- 2000 SF garage with 18' high ceiling, 4 drive-in doors, a private office and restrooms, ideal for storage or light work shop.
- 3000 SF warehouse space with 18' high ceiling, ideal for indoor storage.
- Versatile flex and office spaces, furnished with furniture and cubicles, ready to move in.
- Features two 800-amp electrical services and central compressed air supply.
- The whole building is air-conditioned and has two shared loading locks.
- Strategically located near major highway interchanges, offering convenient regional access
- Please contact listing brokers for address and leasing information

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	12,879	97,544	238,832
HOUSEHOLDS	6,597	45,505	108,558
AVERAGE HH INCOME	\$47,949	\$68,066	\$83,552
MEDIAN HH INCOME	\$34,185	\$49,894	\$59,512
DAYTIME POPULATION	9,819	64,650	157,833

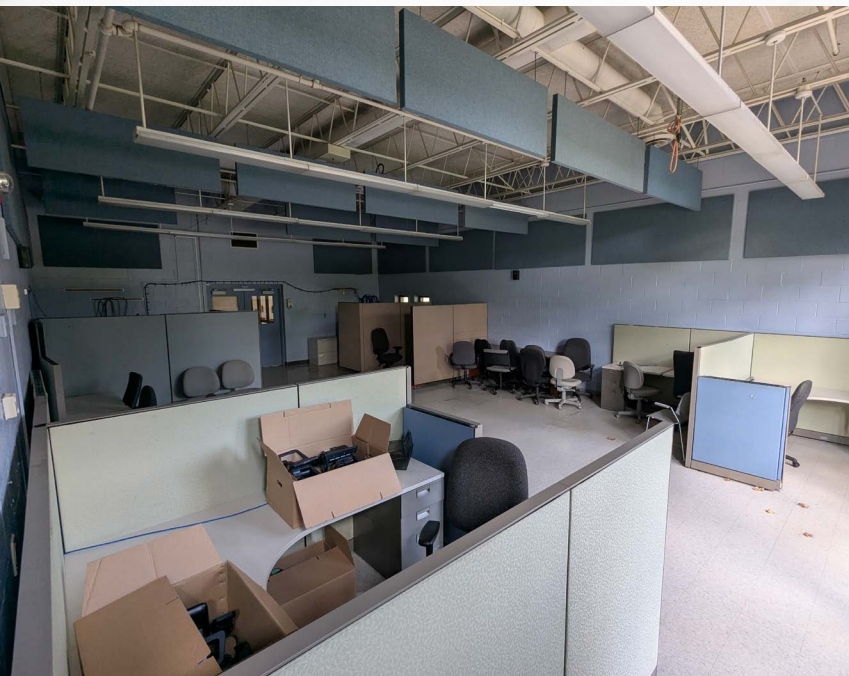
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GOOGLE MAPS VIEW



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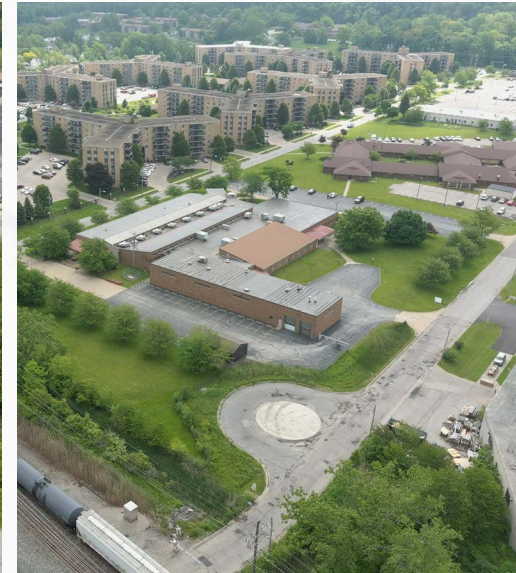
PICTURES



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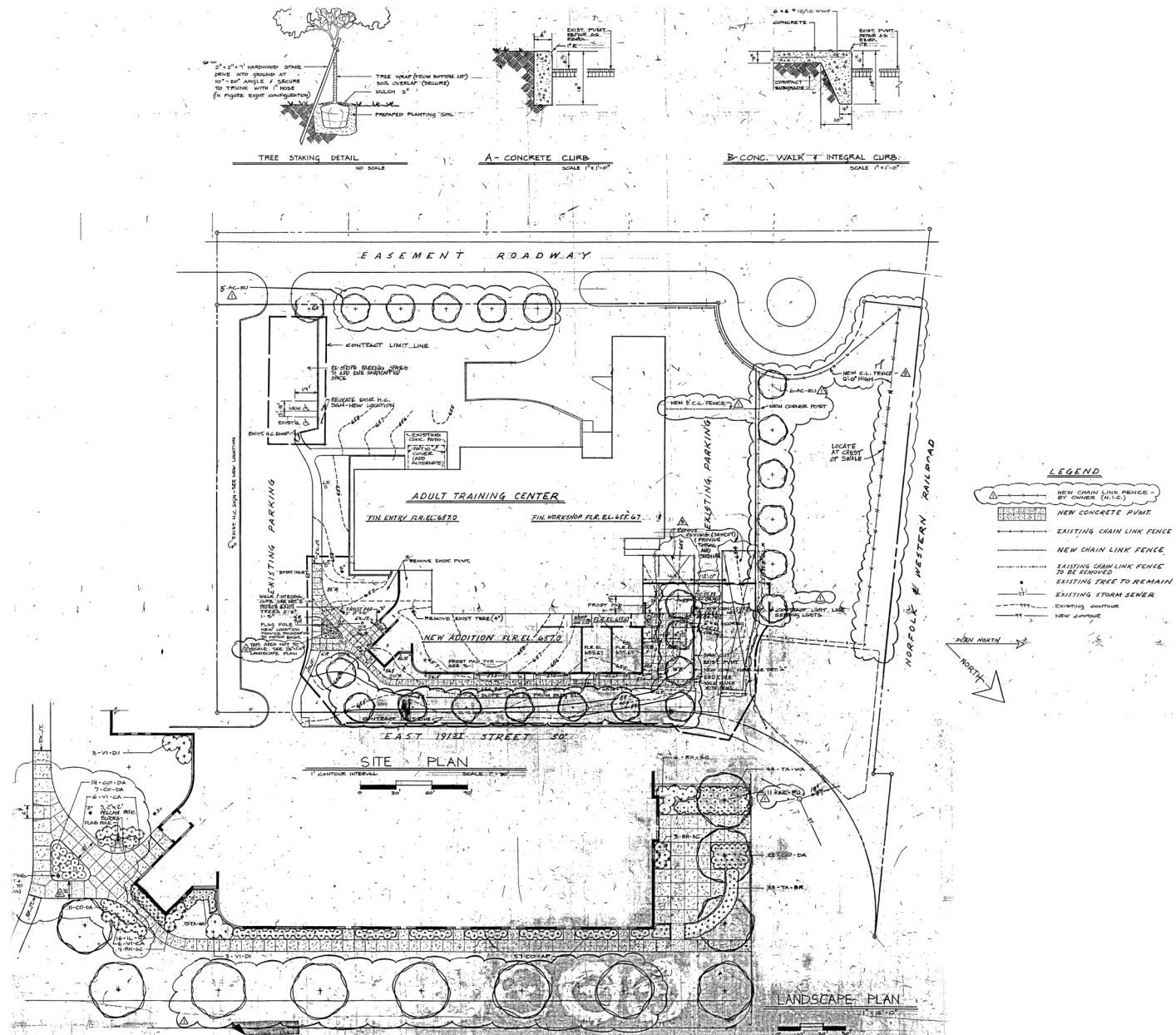
PICTURES



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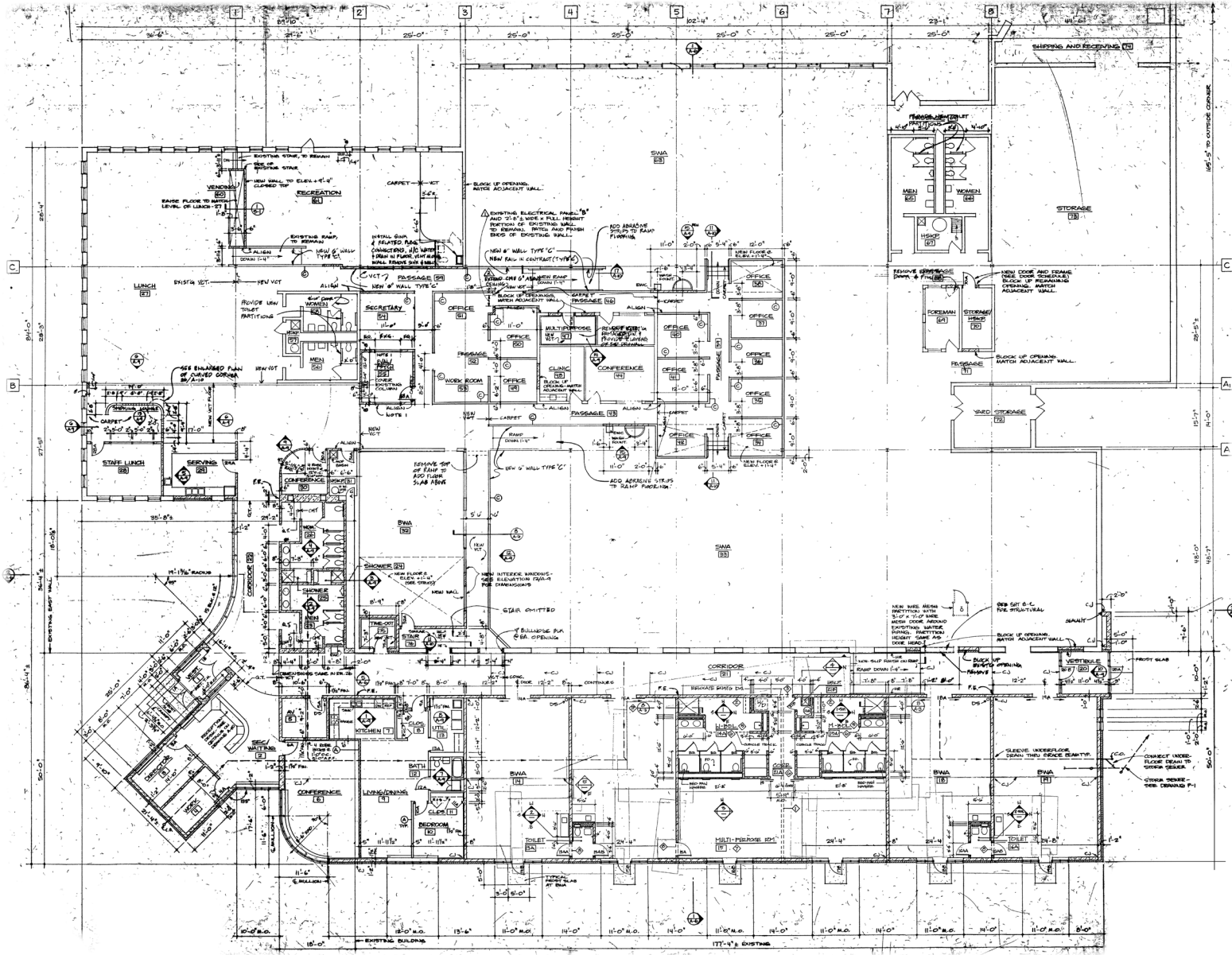
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SITE PLAN



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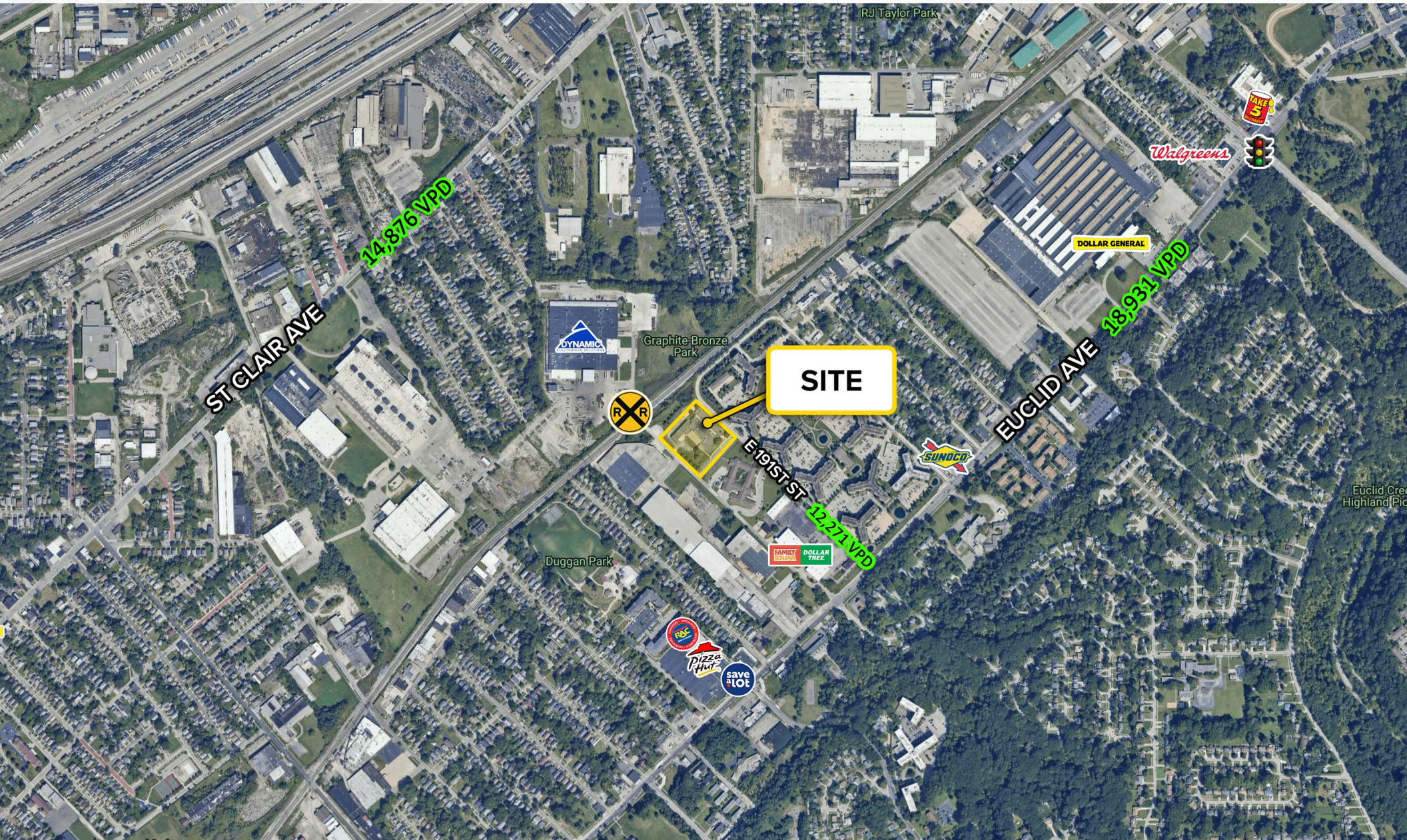
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MICRO AERIAL



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