



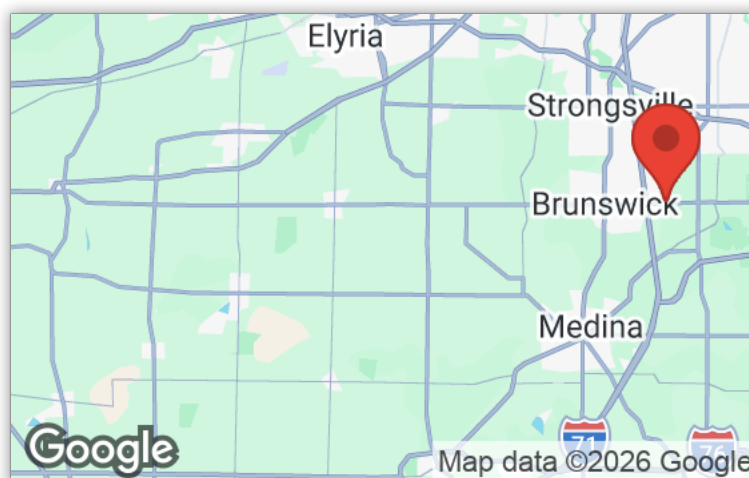
2565 CENTER ROAD
HINCKLEY, OH 44233

LEASE RATE: \$2,125/MO + CAM



PROPERTY HIGHLIGHTS

- Available: 3,000 SF
- Price per SF: \$8.50/SF
- CAM Fees: \$3.32/SF
- Warehouse (2,250 SF) consists of one 12' x 14' drive-in door and 15' clear ceiling height
- Office (750 SF) consists of an open concept with one restroom
- Utilities: Paid by tenant
- Power: 3-Phase, 120/208 V
- Signage on building and monument available
- Parking: 7 spaces per unit
- Zoning: Light Manufacturing/Industrial
- Traffic Count: ±9,500
- Highway Access: 2 minutes to I-71



LISTING AGENTS

Dillon Swank
dillon@gerspachergroup.com

Morgan Faunce
morgan@gerspachergroup.com

330.722.5002





2565 CENTER ROAD
HINCKLEY, OH 44233

LEASE RATE: \$2,125/MO + CAM



PROPERTY OVERVIEW

This flex space offers 3,000 SF of light industrial space for lease. The warehouse portion (2,250 SF) features one 12' x 14' drive-in door and a 15' clear ceiling height, while the office portion (750 SF) consists of an open concept layout with one restroom. The property is equipped with 3-phase, 120/208 V power and offers opportunities for both building and monument signage. Zoned Light Manufacturing/Industrial, the site includes seven on-site parking spaces, benefits from traffic counts of ±9,500 vehicles per day, and is located just two minutes from Interstate 71, providing excellent regional accessibility.

LOCATION OVERVIEW

Located along Center Road in Hinckley Township, the property offers a convenient setting within southern Medina County with access to surrounding Northeast Ohio communities. The site is positioned near Interstate 71 and State Route 303, providing efficient connectivity to Cleveland, Akron, and the greater regional market. Surrounded by a mix of residential growth, local businesses, and recreational amenities, the location offers both accessibility and a desirable suburban environment.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	1,059	30,326	74,901
Total Units	423	12,590	31,168
Median Income	\$139,134	\$108,616	\$106,293

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

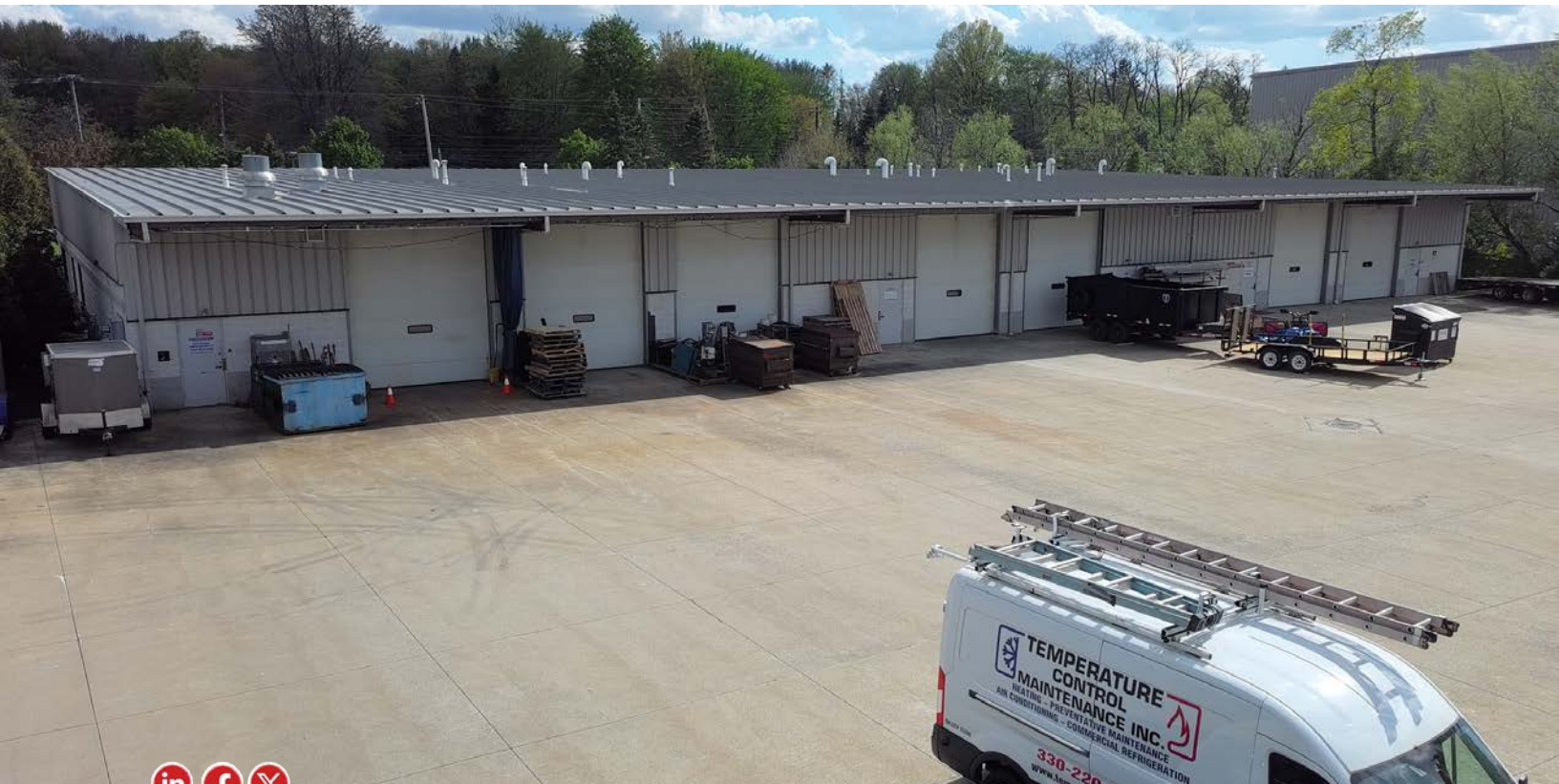
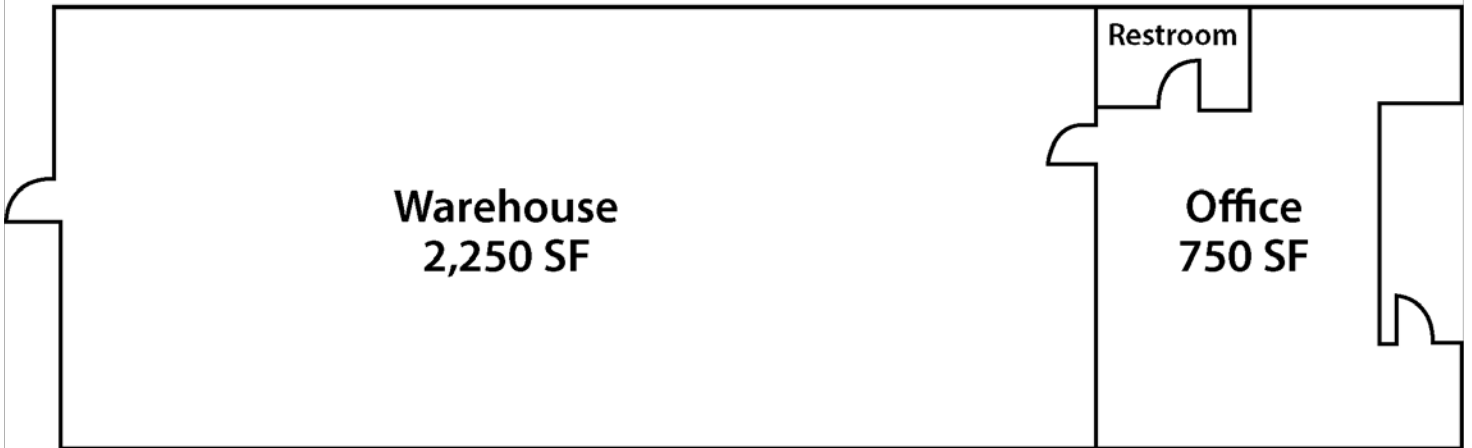




2565 CENTER ROAD
HINCKLEY, OH 44233

LEASE RATE: \$2,125/MO + CAM

FLOORPLAN



FLEX SPACE FOR LEASE



2565 CENTER ROAD
HINCKLEY, OH 44233

LEASE RATE: \$2,125/MO + CAM

