

FOR SALE OR LEASE

FREE-STANDING INDUSTRIAL & OFFICE

821 SHARON DRIVE | WESTLAKE, OH

PRICE REDUCTION!



PROPERTY HIGHLIGHTS

- + 1.92 acres
- + 30,720 SF
 - 26,100 SF warehouse
 - 4,620 SF office
- + Year built: 1970
- + Zoning: Light Industrial
- + **LEASE RATE: \$4.00/NNN**
- + **ASKING PRICE: \$1,200,000 (\$39/SF)**



CONTACT US

FRED HERRERA

Senior Vice President
+1 216 363 6408
fred.herrera@cbre.com

JENNA GAUNTNER

Associate
+1 216 363 6450
jenna.gauntner@cbre.com

CHELSEA TURCO

Associate
+1 216 363 6437
chelsea.turco@cbre.com

www.cbre.us/cleveland

CBRE

FOR SALE OR LEASE

FREE-STANDING INDUSTRIAL & OFFICE

821 SHARON DRIVE, WESTLAKE, OH 44145

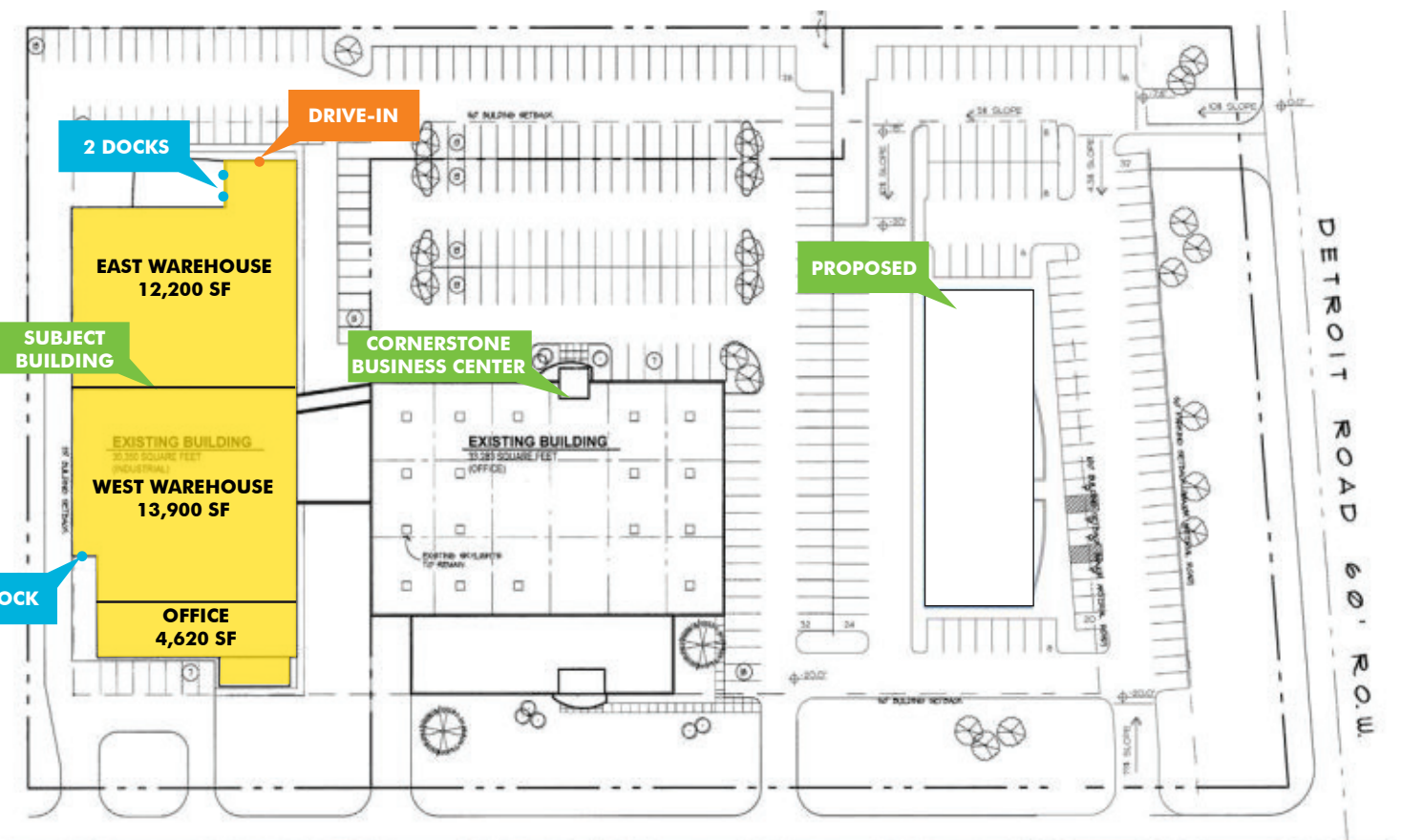


PROPERTY FEATURES

- + 11.5' - 15' clear height
- + Manufacturing
- + 480V/600 amp power
- + Three (3) docks
- + One (1) drive-in door (10' x 12')
- + Unit heaters
- + Industrial park setting
- + Masonry and pre-engineered metal construction
- + New roof installed (2018)



SITE PLAN



www.cbre.us/cleveland

CBRE

FOR SALE OR LEASE

FREE-STANDING INDUSTRIAL & OFFICE

821 SHARON DRIVE, WESTLAKE, OH 44145



PROPERTY PHOTOS



www.cbre.us/cleveland

CBRE

FOR SALE OR LEASE

FREE-STANDING INDUSTRIAL & OFFICE

821 SHARON DRIVE, WESTLAKE, OH 44145



DEMOGRAPHIC OVERVIEW - 5 MILE RADIUS



\$90,745
AVERAGE HH
INCOME



163,711
POPULATION



\$227,653
AVERAGE HOUSING
VALUE



86,567
EMPLOYEES



71,640
HOUSEHOLDS



43.3
MEDIAN AGE

© 2020 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Licensed Real Estate Broker.

www.cbre.us/cleveland

CBRE