

AVAILABLE FOR LEASE

UP TO 136,800 SF MANUFACTURING/DISTRIBUTION SPACE

8295 Bavaria Road
Macedonia, Ohio 44056



LEASE RATE | \$6.50/SF NNN

- ▶ LOCATED IN AN INDUSTRIAL PARK SETTING
- ▶ APPROXIMATELY 3 MILES FROM I-271, I-480 AND I-80 (OHIO TURNPIKE)

NEWMARK

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BUILDING FEATURES



Building Size

136,800 SF

- 79,200 SF with 30' clear heights (\pm 2,500 SF Office)
- 57,600 SF with 38' clear height (\pm 2,500 SF Office)



Parcel Size

7.86 Acres



Column Spacing

30'x80'



Docks

13 (9'x10')

- 6 docks on 79,200 SF side
- 7 docks on 57,600 SF side
- All docks have 35,000 lbs mechanical



Drive-in Doors

2 (12'x14') One on either side of split building



Dock Area

Fenced in



Car Parking

25 surface spaces

- 12 for 57,600 SF side
- 12 for 79,200 SF side
- 1 handicap



Available Space

Building is divisible

- 79,200 SF for lease
- 57,600 SF for lease
- Entire building 136,800 SF for lease



Utilities

Public water and sewer



Sprinkler System

ESFR



Year Built

2003



Lighting

T-5 Fluorescent (timers for high efficiency)



Power

480/277 Volt/400 Amp/3 Phase



Heating

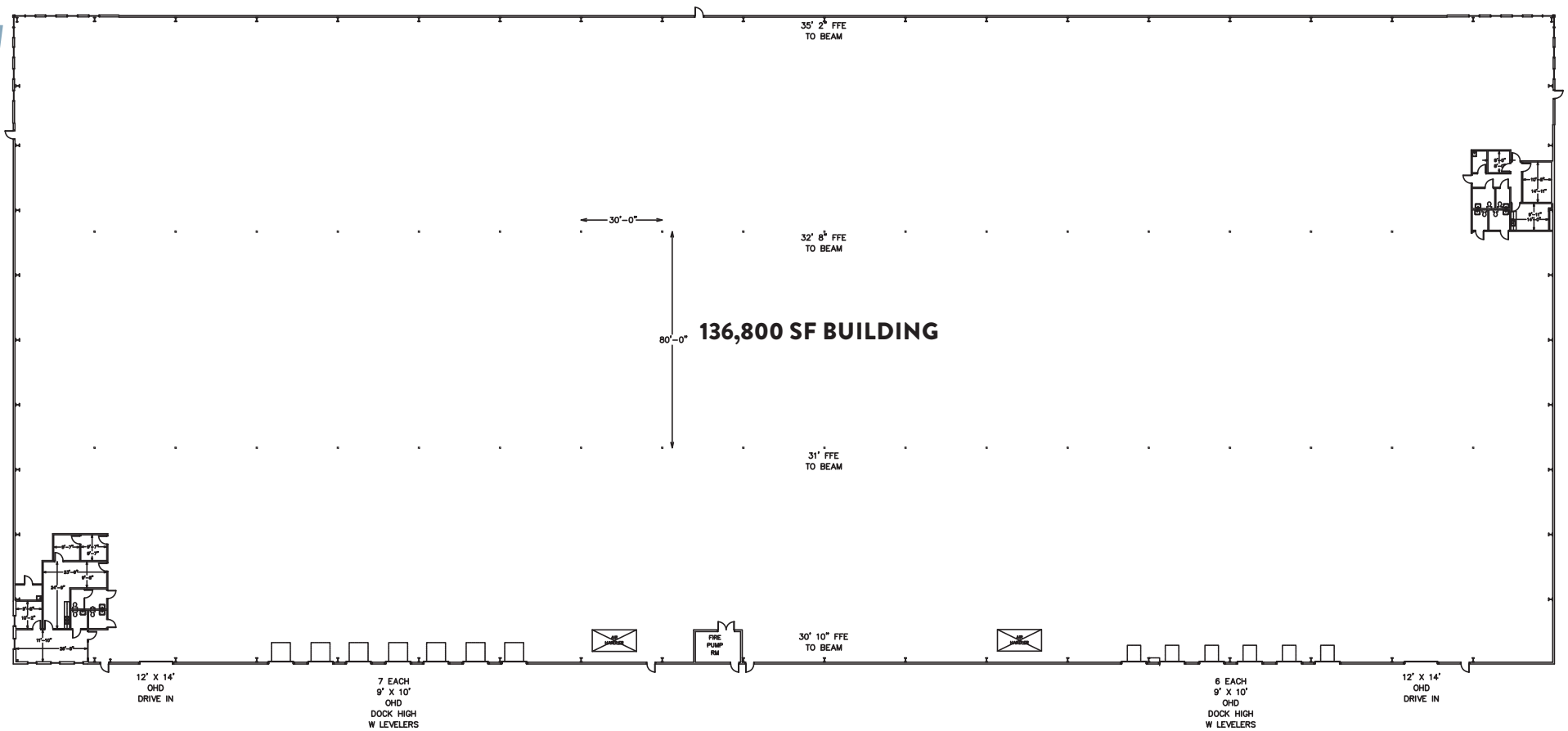
Air Rotation



Building Availability

Available September 2026

















FLOOR PLAN



8295 Bavaria Road | Macedonia, Ohio 44056

EMPLOYMENT OVERVIEW

(15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 830,947 Population	 23.4% High School Diploma	 \$76,501 Median Household Income	 66.0% White Collar	 15.4% Services
 42.6 Median Age	 26.2% Some College	 \$50,313 Per Capita Income	 18.6% Blue Collar	 4.4% Unemployment Rate
 354,372 Households	 42.3% Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$63,603 Median Disposable Income		 15.9% Spend 7+ hours commuting to and from work per week	 34,657 Total Businesses	 495,825 Total Employees

INDUSTRY AERIAL



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MACEDONIA, OHIO LOGISTICS



LOCATION	DRIVE TIME (MILES)	DRIVING DISTANCE
Cleveland, OH	24	30 min
Akron, OH	17	22 min
Pittsburgh, PA	115	1 h 55 min
Toledo, OH	125	2 h 05 min
Columbus, OH	130	2 h 10 min
Buffalo, NY	210	3 h 30 min
Detroit, MI	190	3 h 00 min
Cincinnati, OH	245	3 h 55 min
Indianapolis, IN	320	5 h 00 min
Toronto, Canada	310	5 h 15 min
Chicago, IL	365	5 h 45 min

Macedonia is a business-friendly city in northern Summit County, positioned between Cleveland and Akron—approximately 18–22 miles southeast of Downtown Cleveland and 10–15 miles north of Downtown Akron. With a diversified base of light manufacturing, distribution and logistics, e-commerce fulfillment, and professional services, Macedonia functions as a strategic suburban hub within the broader Cleveland–Akron metropolitan area.

Macedonia's location provides immediate highway connectivity at the I-271/I-480 junction, with quick links to State Route 8 and the Ohio Turnpike (I-80). These connections tie directly into I-90, I-71, and I-77, supporting efficient east–west and north–south freight movement throughout Northeast Ohio and the Great Lakes region.

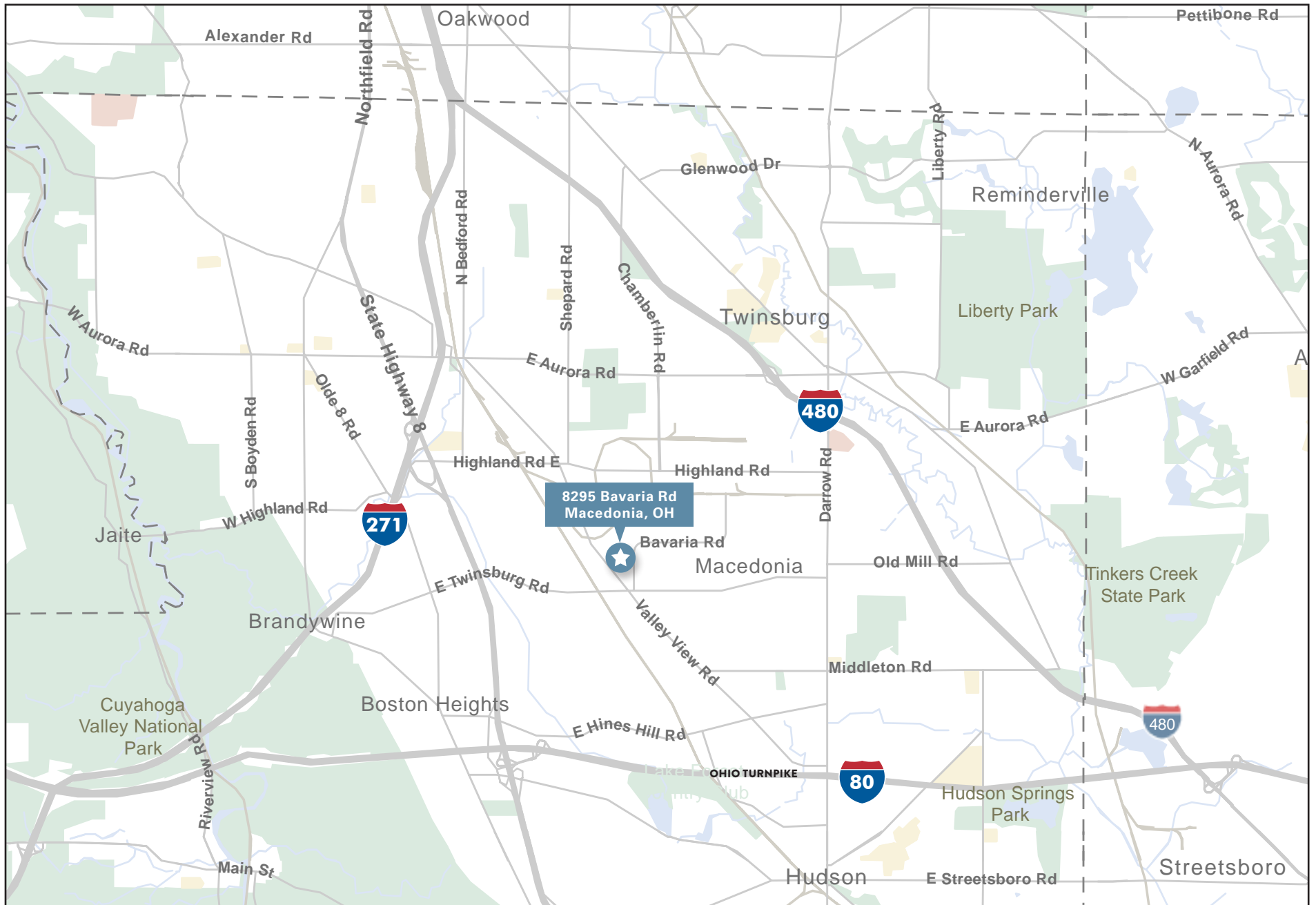
Great Lakes and multimodal logistics are supported by proximity to the Port of Cleveland for general cargo and bulk materials, plus regional rail access via Class I carriers serving Greater Cleveland and Akron. Companies benefit from nearby intermodal facilities in the Cleveland area, enabling flexible long-haul and last-mile freight strategies.

Air connectivity includes access to Cleveland Hopkins International Airport (passenger and air cargo), Akron–Canton Airport (passenger and air cargo), Burke Lakefront Airport (business aviation), and Cuyahoga County Airport (general aviation). From Macedonia, same-day distribution reaches major Midwest and Great Lakes markets including Cleveland, Akron, Columbus, Cincinnati, Detroit, Toledo, Pittsburgh, Chicago, Buffalo, and Toronto.

A deep regional talent pool with strong manufacturing, engineering, and logistics capabilities is supported by nearby institutions such as the University of Akron, Kent State University, Cuyahoga Community College, Stark State College, Cleveland State University, and Case Western Reserve University.

Macedonia is a compelling choice for companies seeking to expand or consolidate operations in Northeast Ohio.

LOCATION MAP



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