

Industrial | For Lease

CBRE

LTL Cross-dock Facility

36-Doors and Trailer Yard

4375 Glenbrook Drive
Willoughby, OH 44904

5.04 Acres



Property Overview

The property is situated on a generous 5.04 acres and consists of a ±11,800 square foot cross-dock truck terminal located in Willoughby, Ohio. The building was originally constructed in 1992 for Roadway Express and was purchased in 2007 by Polaris Transport LLC. The approximately 2.5 acre paved, fenced, illuminated and expandable yard provides for generous trailer staging.

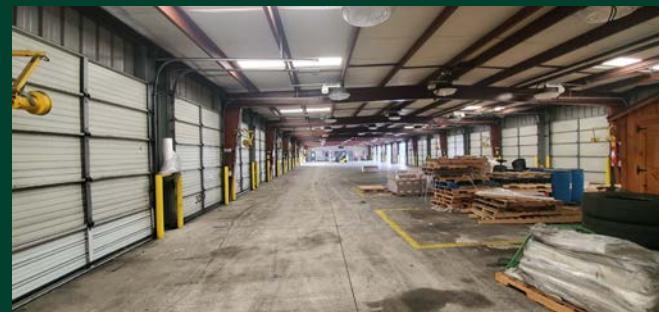
Property Highlights

Building Size:	11,800 SF - Warehouse: 10,000 SF - Office: 1,300 SF (front) 500 SF (rear)
Land Area:	5.039 acres
Loading:	36 docks with manual dock levelers (34 cross-dock, 1 with ramp)
Power:	120/240V 200A
HVAC:	Forced heat and central air in office
Parking:	50 parking spaces (front lot)
Construction:	Pre-engineered steel
Year Built:	1992
Additional Features:	Fenced lot, security system, outdoor storage shed, additional land for expansion
Zoning:	LI-Light Industrial (Map Ordinances)
Parcel:	27-A-013-A-00-080-0
Lease Rate:	Negotiable

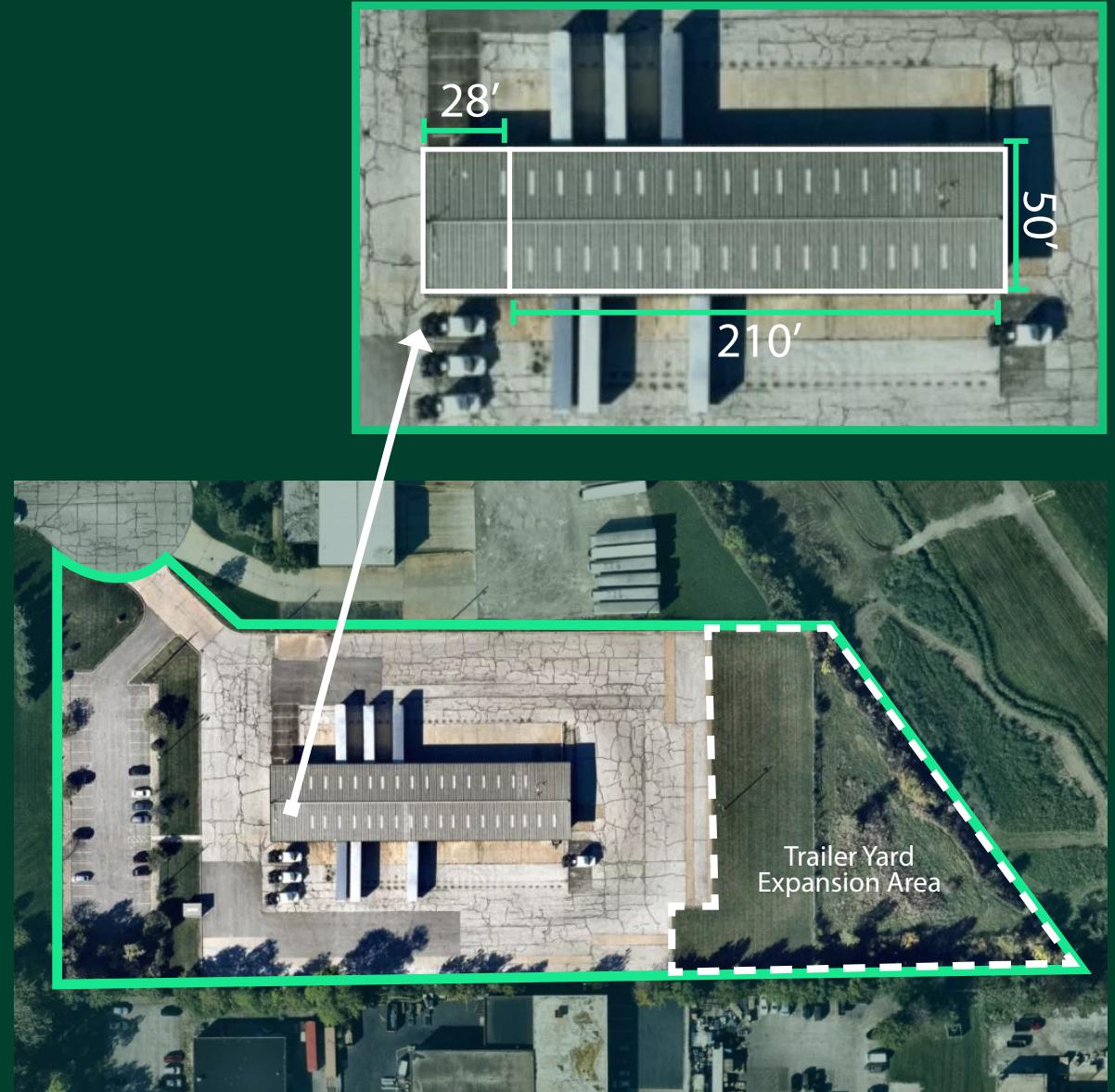


LTL Cross-dock Facility | 36-Doors and Trailer Yard
4375 Glenbrook Drive | Willoughby, OH 44904

For Lease

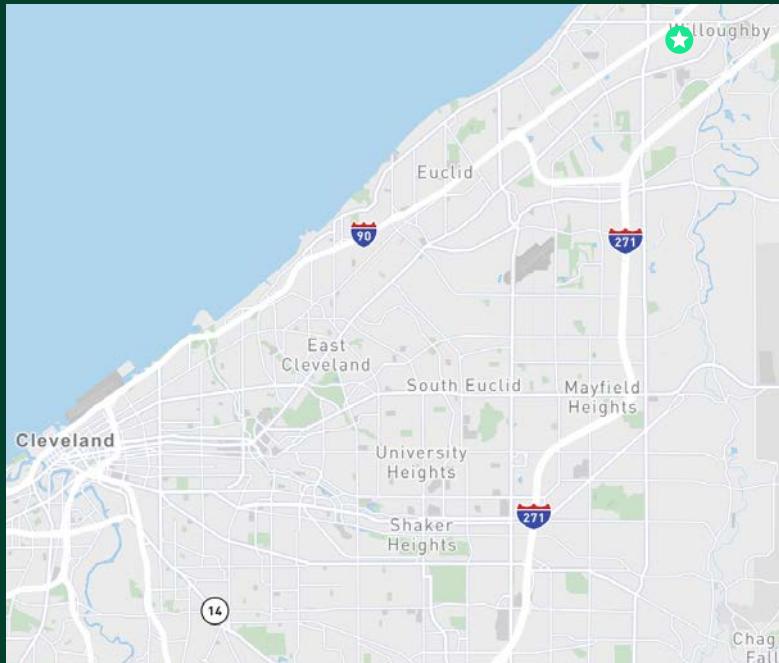


Site Plan



LTL Cross-dock Facility | 36-Doors and Trailer Yard
4375 Glenbrook Drive | Willoughby, OH 44904

For Lease



Demographic Overview 5 Mile Radius



Contact Us

Jenna Gauntner
Associate
+1 216 363 6408
jenna.gauntner@cbre.com

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

©2022CBRE,Inc.Allrightsreserved.Thisinformationhasbeenobtainedfromsourcesbelievedreliable, buthasnotbeenverifiedforaccuracyorcompleteness.Youshouldconducta careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.

www.cbre.com/cleveland

CBRE