

Industrial | For Lease

CBRE

LTL Cross-dock Facility

36-Doors and Trailer Yard

4375 Glenbrook Drive
Willoughby, OH 44094

5.04 Acres



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

For Lease

Property Overview

The property is situated on a generous 5.04 acres and consists of a \pm 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

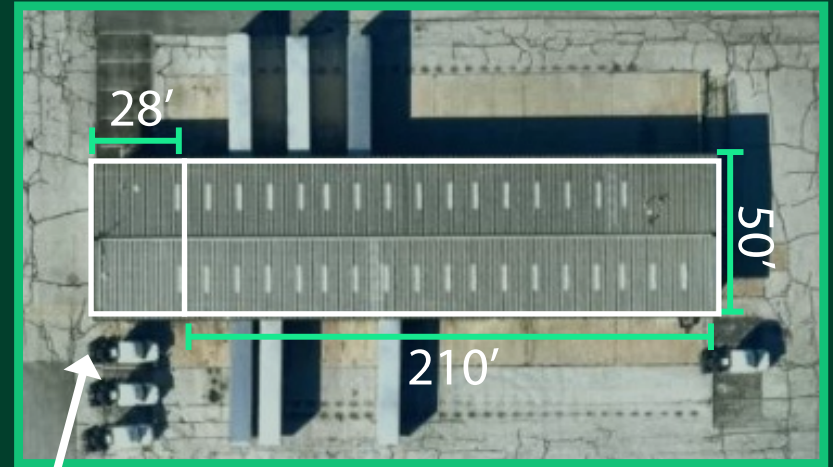
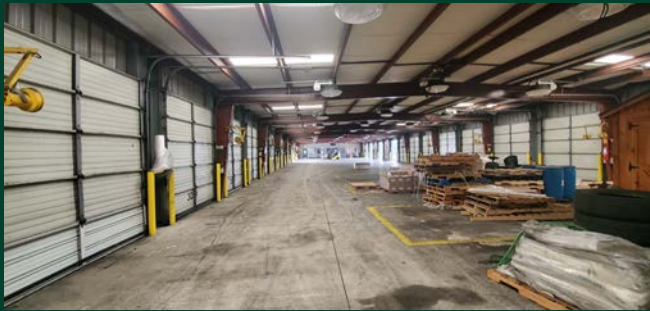
Building Size:	11,800 SF - Warehouse: 10,000 SF - Office: 1,300 SF (front) 500 SF (rear)
Land Area:	5.039 acres
Loading:	36 docks with manual dock levelers (34 cross-dock, 1 with ramp)
Power:	120/240V 200A
HVAC:	Forced heat and central air in office
Parking:	50 parking spaces (front lot)
Construction:	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



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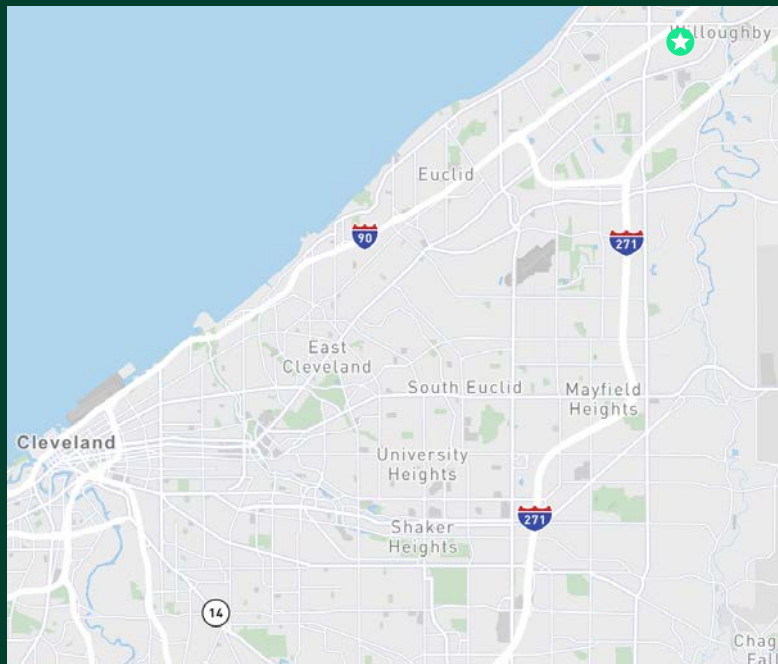
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Site Plan



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Demographic Overview 5 Mile Radius



\$72,089

Avg. Household Income



92,893

Employees



117,538

Population



53,324

Households



\$207,391

Avg. Housing Value



45

Median Age

Contact Us

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