

FOR LEASE

18105 Cleveland Parkway

Cleveland, Ohio 44135

48,000 SF

AVAILABLE INDUSTRIAL SPACE

\$6.75/SF NNN · 24' clear · 5 docks

NEWMARK



PROPERTY OVERVIEW

Class A distribution space minutes from Cleveland Hopkins

18105 Cleveland Parkway offers 48,000 square feet of precast concrete warehouse and distribution space within Cleveland Business Park, directly north of the I-480 and I-71 interchange and immediately adjacent to Cleveland Hopkins International Airport.

Constructed in 1999 on a 4.53-acre site, the building features ESFR sprinkler protection, LED lighting, air-rotation heat and office space built to suit.

48,000

SF AVAILABLE

24'

CLEAR HEIGHT

5

DOCK DOORS



TRUCK COURT AND DOCK POSITIONS



WAREHOUSE INTERIOR — 24' CLEAR HEIGHT

BUILDING SPECIFICATIONS

Property features

Available space	48,000 SF
Site size	4.53 acres
Roof	Flat
Dock doors	5
Sprinkler	ESFR
Heat	Air rotation
Power	400A / 480V / 3-phase
Existing office	5,280 SF

Year constructed	1999
Construction	Pre-cast concrete / steel
Clear height	24 feet
Drive-in doors	1
Lighting	LED
Air conditioning	Office area
Parking	Ample on-site
Additional office	Built to suit

LEASE TERMS

Rental rate

\$6.75/SF NNN

NNN charges

\$2.78/SF

Availability

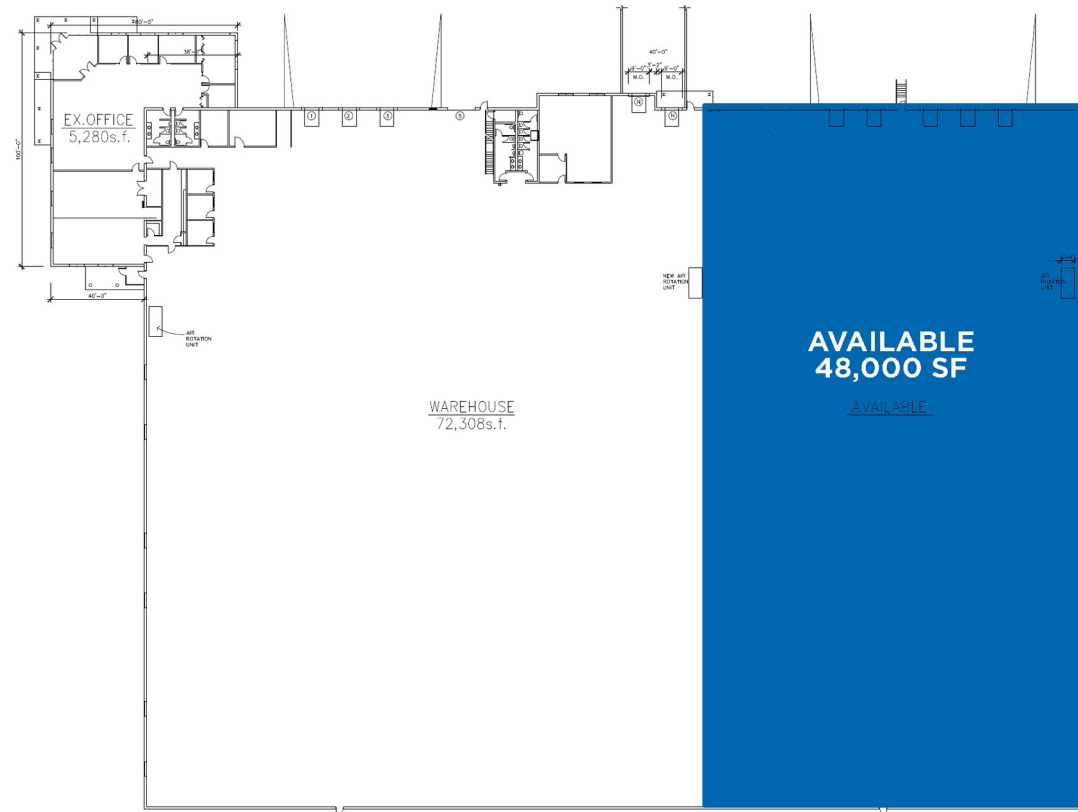
Immediate

Zoning

Semi-industrial

FLOOR PLAN

48,000 SF available



AVAILABLE — 48,000 SF

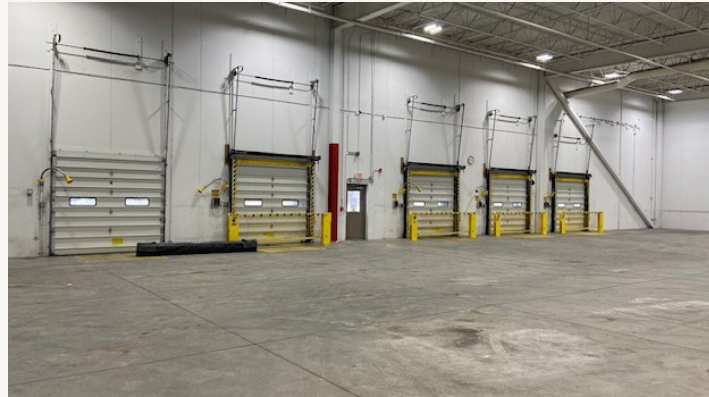
Existing office 5,280 SF · Warehouse 72,308 SF · Office built to suit

PROPERTY PHOTOS

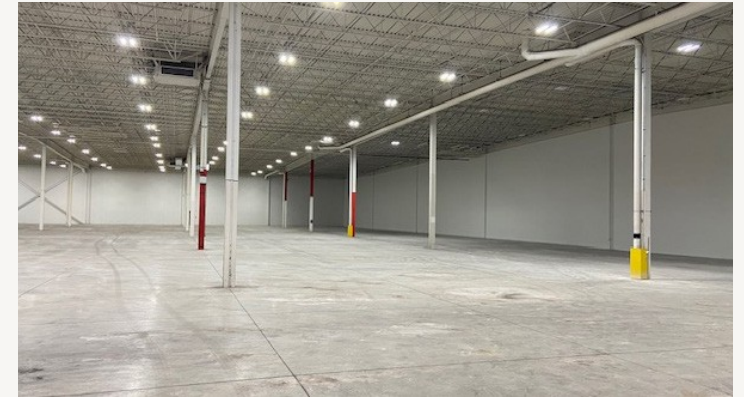
Inside the building



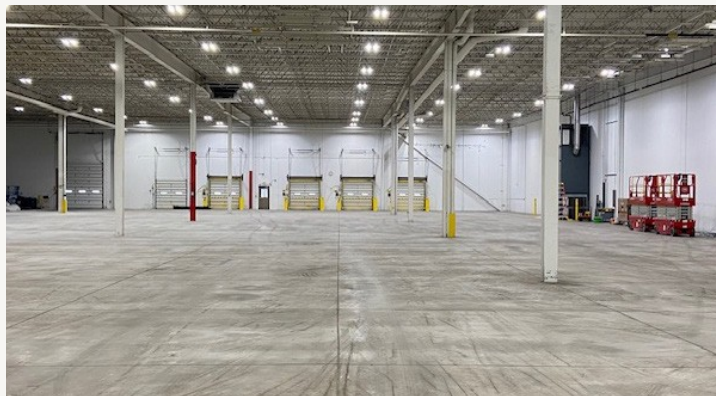
Precast exterior and dock line



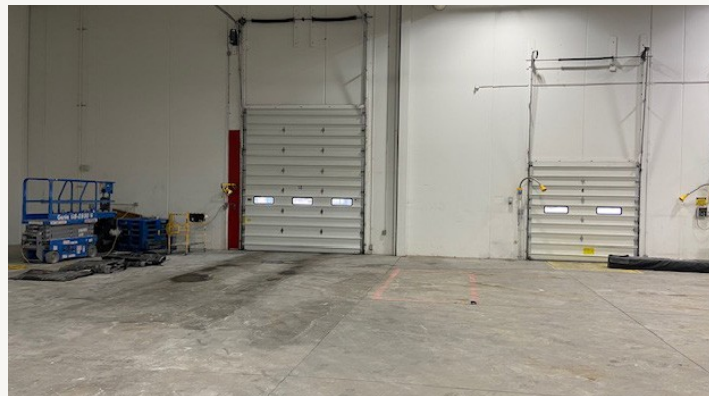
Dock-high loading



Clear-span storage



Air-rotation heat



Interior drive-in access



Service area and compactor

Airport-adjacent, interstate-served



ACCESS

- Immediately north of the I-480 and I-71 interchange
- Adjacent to Cleveland Hopkins International Airport and its air-cargo facilities
- Direct access via Cleveland Parkway and West 150th Street
- Norfolk Southern intermodal terminal minutes away

FOR MORE INFORMATION

Contact the Newmark Cleveland industrial team

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All information is from sources deemed reliable and is subject to change, errors and omissions.

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