

WAREHOUSE WITH OFFICE AND YARD



FOR LEASE
35710 E. ROYALTON ROAD
GRAFTON, OH 44044

LEASE RATE: \$5,500/MO + CAM & UTILITIES



PROPERTY HIGHLIGHTS

- Office/Retail Building (±4,830 SF)
- Warehouse: (±1,350 SF) Consists of 3 - 10' x 10' drive-in doors | 12.5' ceiling to bottom of beam
- Office: (±3,480 SF) Consists of large open area, 3 private offices, kitchenette, 4 restrooms (2 equipped with showers)
- 1 AC Gravel Yard - Yard behind gate with potential for up to an additional 10 acres
- CAM Fees: \$2.77/SF
- Zoning: LC- Local Commercial District, R-1 Residential District. Eaton Township Zoning open to discussion for additional potential uses. Subject to their approval
- Frontage: ±233.53'
- Traffic Count: ±10,736
- Highway Access: 6 miles to Ohio Turnpike I-80, 6 miles to I-480, 10 miles to I-71
- Available November 2026



LISTING AGENT

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PROPERTY OVERVIEW

The property features a 4,830 SF stand-alone brick building and a 1.5-acre parking area, including one acre of yard space behind a gated fence. The building offers 3,480 SF of office/retail space and 1,350 SF of warehouse space. The office/retail area includes three private offices, a generous open area with double doors leading to the back grassy area, a large kitchenette/breakroom, and four restrooms, two of which have showers. The building also features two front entrances and two side entrances. The warehouse space includes three 10' x 10' drive-in doors and a 12.5' ceiling height measured from the bottom of the beams. Additionally, the property offers a 1-acre gated yard space, providing ample room for a variety of uses. There is also potential to lease an additional 10 acres. The property is ideal for an office or retail use with an enclosed yard. Currently, the property is zoned LC – Local Commercial District, which allows for various uses, including veterinary hospitals/clinics, medical clinics, and retail/service shops. It is also zoned R-1 Residential. Overall, Eaton Township's zoning regulations offer flexibility and are open to discussing potential uses, so don't hesitate to explore your options.

LOCATION OVERVIEW

The property is conveniently located 6 miles from the OH Turnpike (I-80), 6 miles to I-480 and 10 miles to I-71 and sits near Rt 82 (Royalton Rd.) and Rt 83 (Avon Belden Rd) intersection.

DEMOGRAPHICS

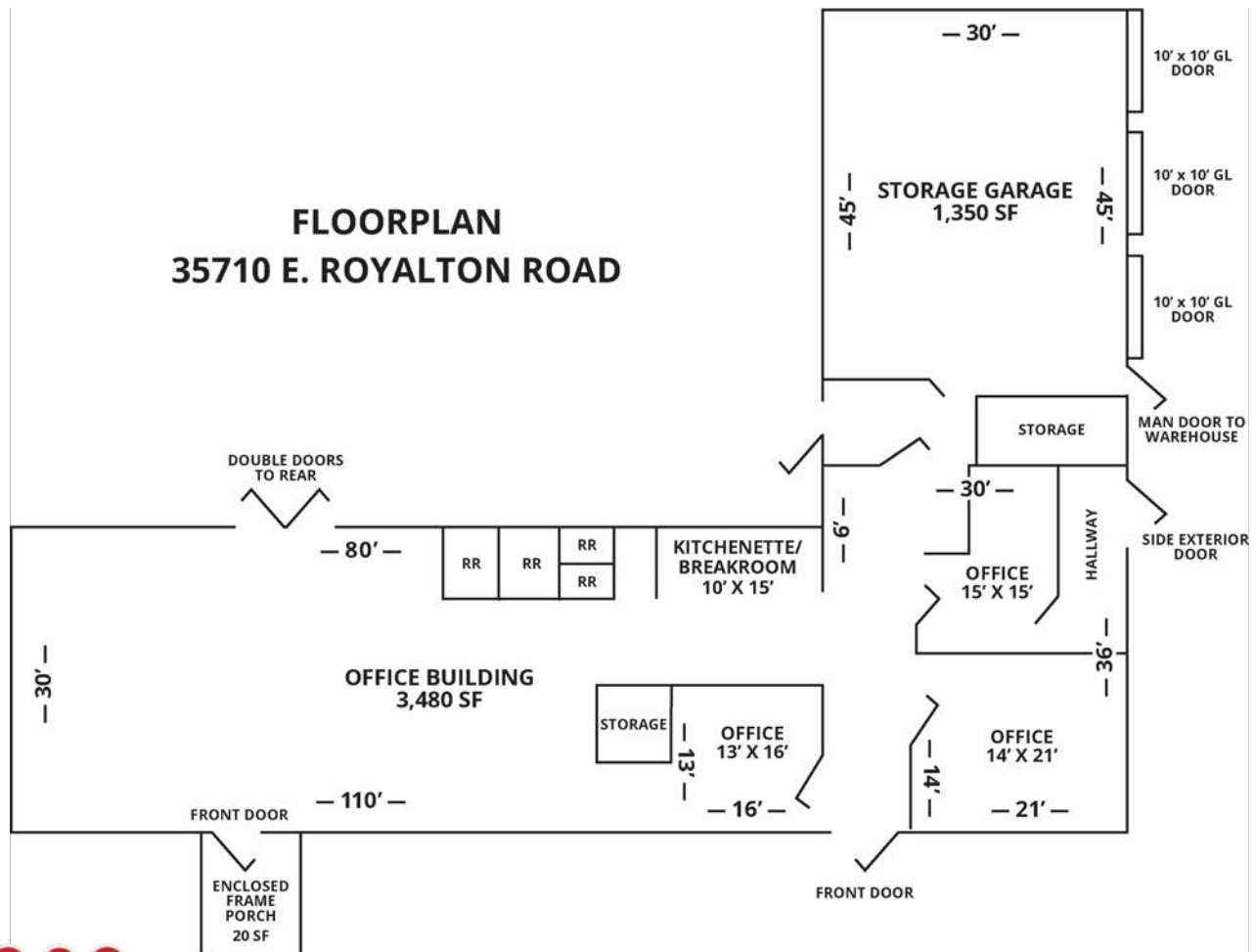
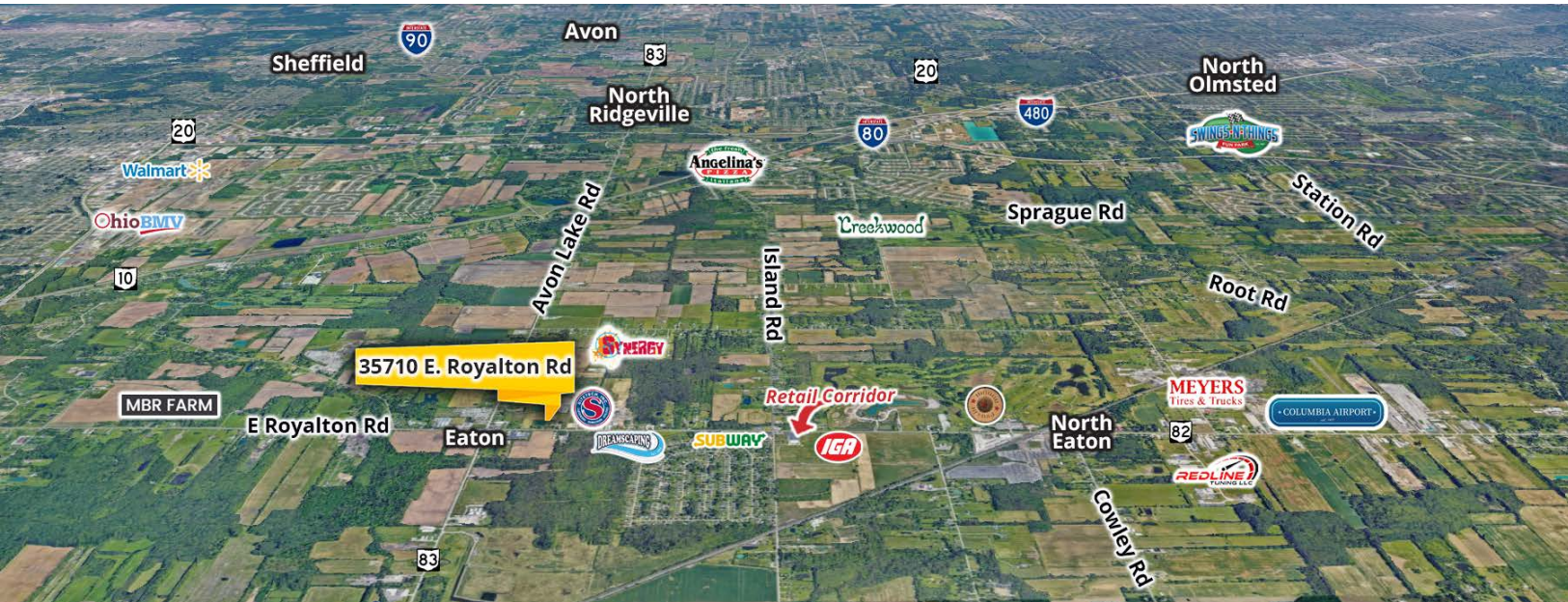
	1 Mile	3 Miles	5 Miles
Total Population	1,708	10,264	51,067
Total Units	683	3,260	20,458
Median Income	\$75,957	\$81,882	\$92,447

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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CORFAC INTERNATIONAL

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