

RARE FREESTANDING INDUSTRIAL BUILDING AVAILABLE



FOR SALE OR LEASE
3508 BRECKSVILLE ROAD
RICHFIELD, OH 44286

SALE PRICE: \$895,000 | LEASE RATE: \$6,315/MO + NET FEE



PROPERTY HIGHLIGHTS

- Available: 10,106 SF | 4.15 AC
- Price per SF: \$88.56
- Warehouse (8,586 SF) consists of 3 Drive-In Doors, 2 Gas Reznor Heaters, Small Mezzanine, LED Lights, and Shop Restroom
- Office (1,520 SF) Consists of Waiting/ Reception Area, 4 Private Offices, and Restroom
- Approximately 18 FT Ceiling Clear
- New Roof within the Past Two Months
- Zoned: (OL) Office Laboratory District
Offices with warehousing of products in an enclosed building (flex space) provided the office shall not be less than one-third of the total floor area of the use
- 2024 Annual Real Estate Taxes: \$5,681.44



LISTING AGENT

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330.722.5002



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PROPERTY OVERVIEW

3508 Brecksville Road features a 10,106 SF freestanding building situated on 4.15 acres. Constructed in 1973, the property offers excellent visibility with 140 feet of frontage and 1,259 feet of depth. Utilities include city sewer and well water. This property is well-suited for trade users such as electricians, plumbers, landscapers, and similar businesses, offering ample on-site parking and strong signage opportunities along a growing commercial corridor.

LOCATION OVERVIEW

3508 Brecksville Road offers a highly visible and easily accessible location in Richfield, Ohio. Positioned directly on Brecksville Road/Route 21, the property benefits from strong daily traffic counts and excellent exposure. It is just minutes from the I-77 and I-271 interchange, providing convenient connectivity to Akron, Cleveland, and surrounding communities. The location is surrounded by a mix of retail, restaurants, professional offices, and residential neighborhoods, making it ideal for a wide range of business uses. Its central positioning between two major metropolitan areas makes it a strategic spot for both local and regional access.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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



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