

58,200 SF

10,000 SF Office / 48,200 SF Warehouse

For Sublease

GARFIELD HEIGHTS / OH

5638

Transportation Boulevard



CBRE

Industrial Sublease space immediately available within minutes of Interstates I-480 and I-77, and located near Downtown Cleveland. Features a prime location for Light Manufacturing, Logistics, and Transportation Tenants. The office and demonstration space is Class A.

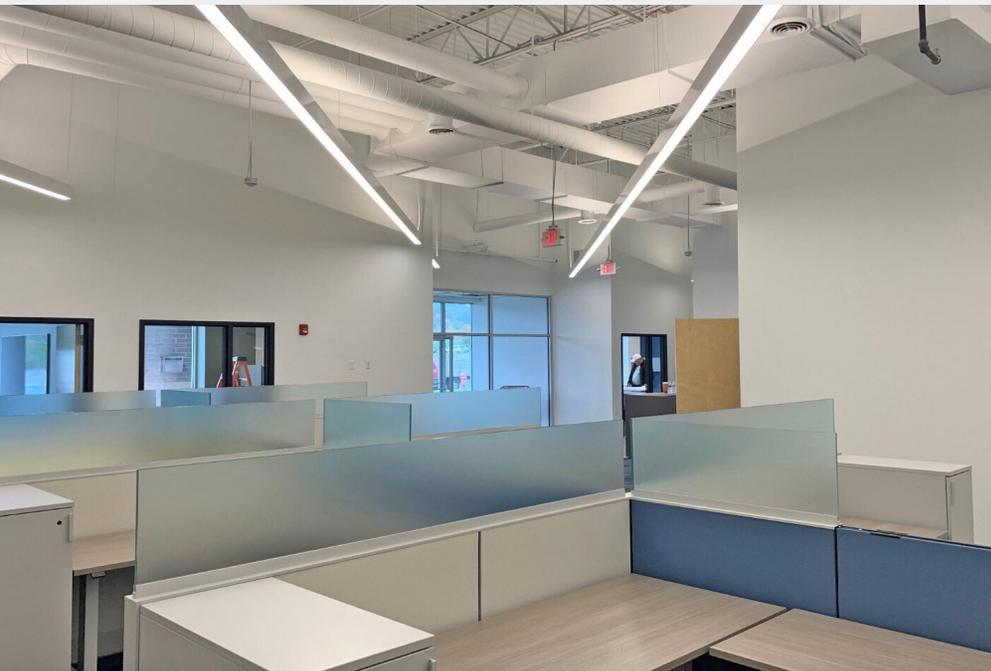


Property Highlights

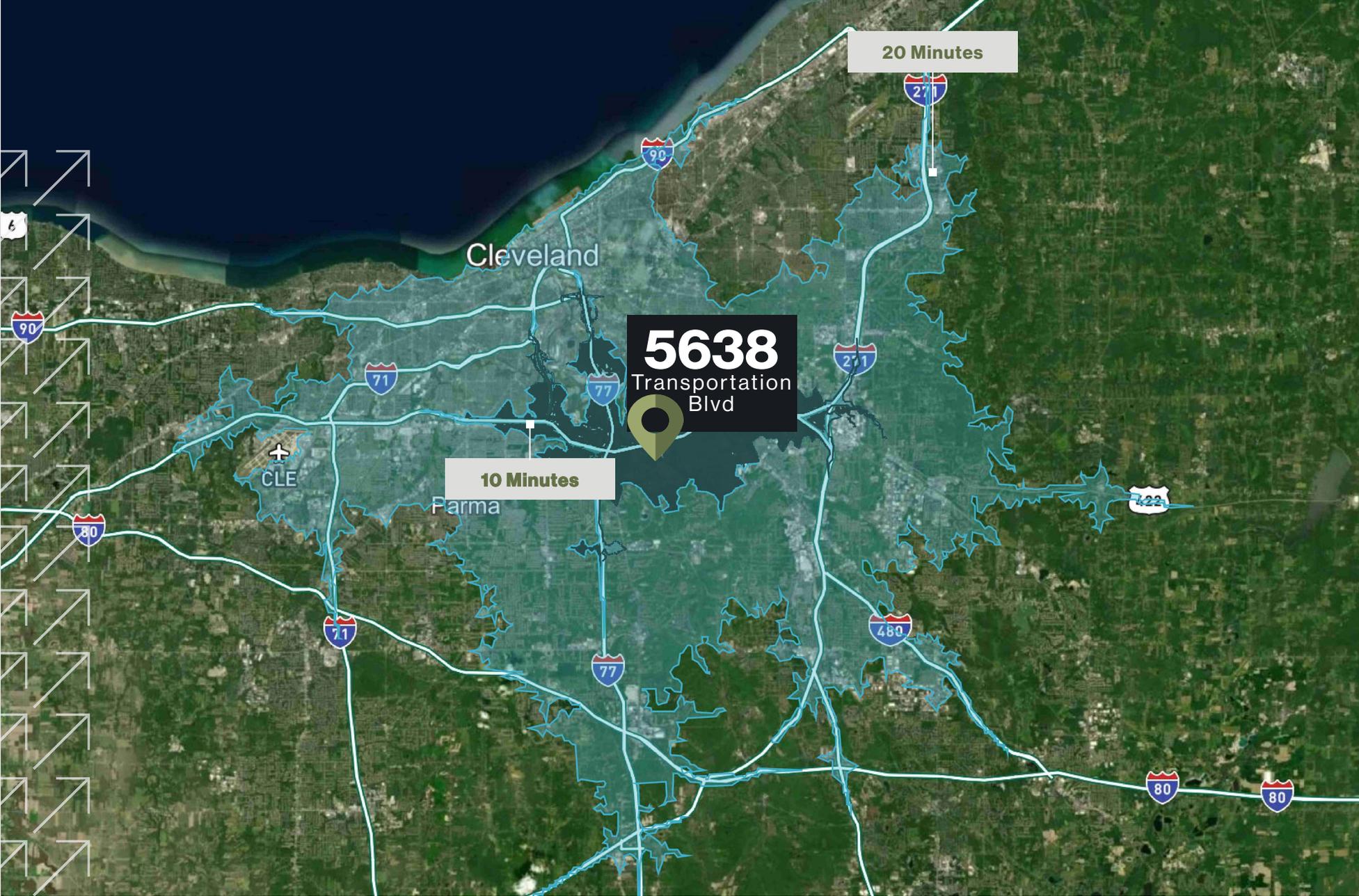
Rentable SF	58,200
Office SF	10,000
Warehouse SF	48,200
Lease Expiration	February 17, 2031
Asking Rate	\$7.00 PSF, Net (Office & Warehouse)
Docks	2
Drive-In	1
Parking	Ample Surface Parking for Automobiles and Tractor Trailers



Interior Photos



Drive Time Map

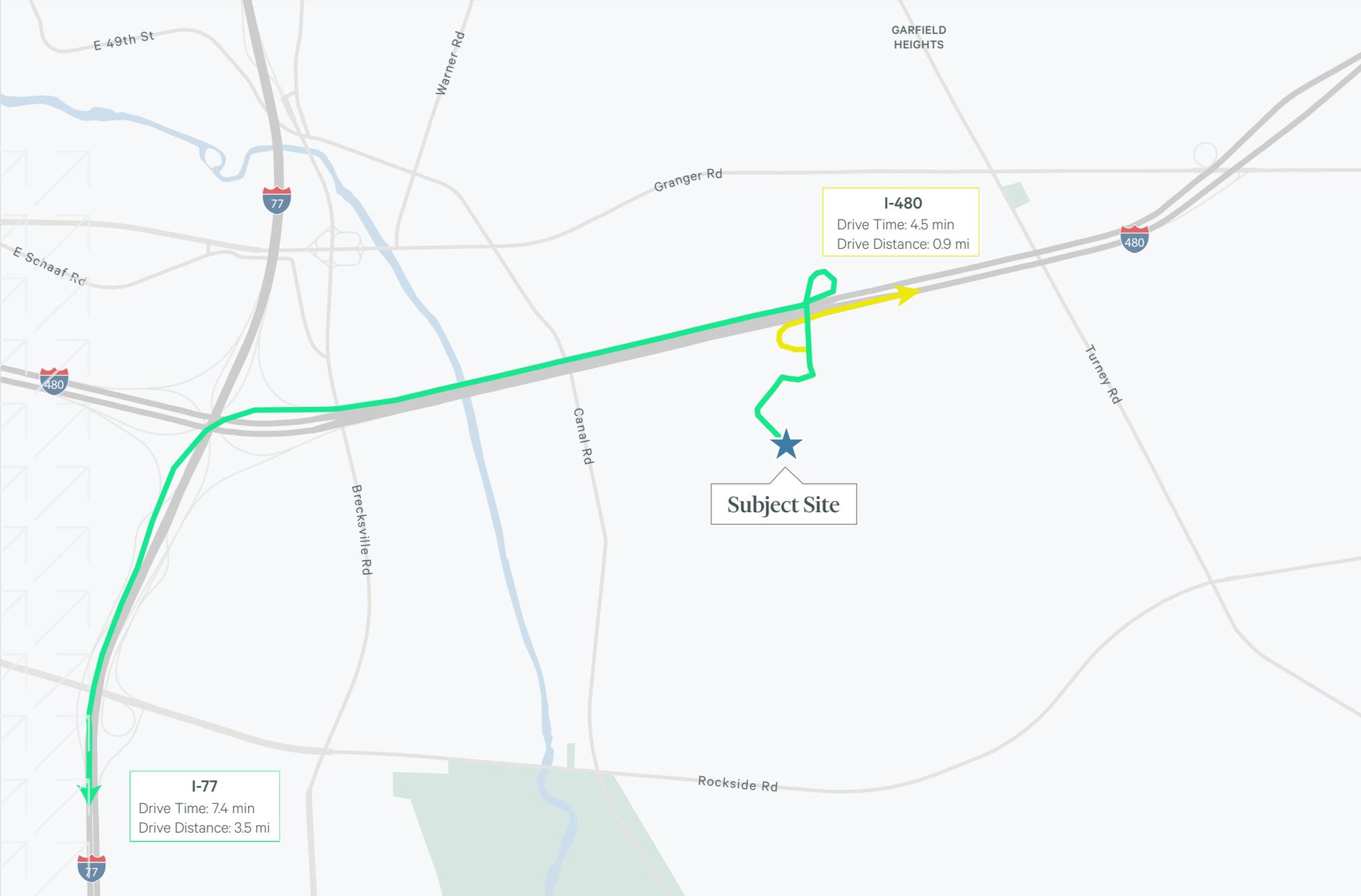


5638 TRANSPORTATION BOULEVARD

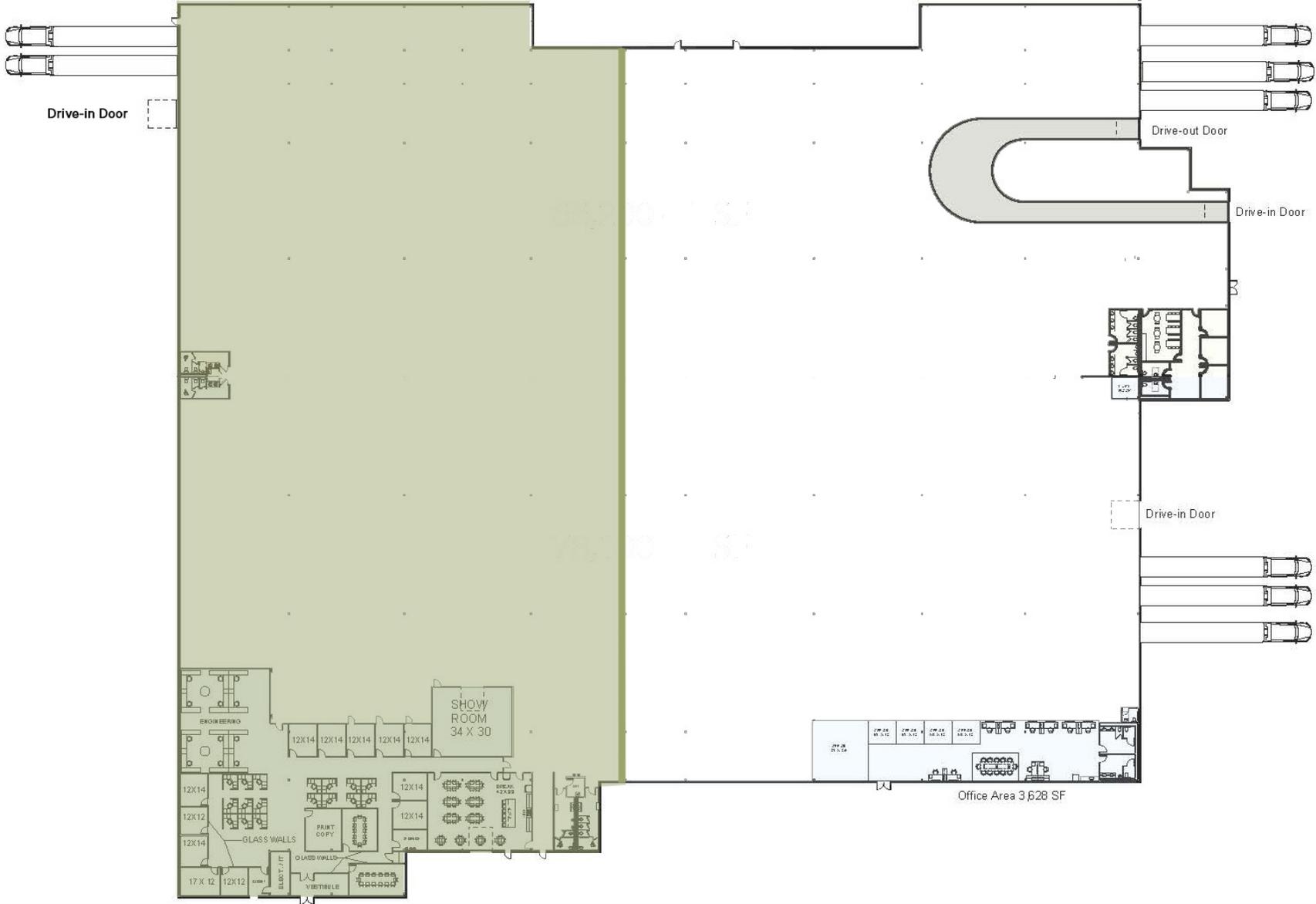
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GARFIELD HEIGHTS, OH

Highway Connectivity Map



Floor Plan





5638
 Transportation
 Blvd



Demographics

Demographic Comprehensive

5 MILE

Population

2025 Population	209,771
2030 Population - Projection	206,658
2025-2030 Annual Population	-0.30%

Generations

Generation Alpha	10.0%
Generation Z	21.1%
Millennials	22.6%
Generation X	19.3%
Baby Boomers	22.0%
Greatest Generations	5.0%

Household Income

2025 Average Household Income	\$74,320
2025 Median Household Income	\$54,956

Housing Value

Median Home Price	\$145,775
Average Home Price	\$200,667

Housing Units

Owner-Occupied Housing	53.0%
Renter-Occupied Housing	35.3%

5638

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