



**4983 RIDGE ROAD
WADSWORTH, OH 44281**

LEASE RATE: \$2,650/MO + \$500 NNN



PROPERTY HIGHLIGHTS

- Available: 3,000 SF
- Base Rent: \$10.60/SF | Net Fees: \$2/SF
- Unit D (3,000 SF) consists of 1 private restroom in the space, 10' x 12' drive-in door, and 12' ceilings
- Utilities are included
- Power: 600 AMP, 208 V
- Signage available
- Parking: shared spaces
- Zoning: Granger Township C-1
- Highway Access: 3 miles to I-71, 4.6 miles to I-77



LISTING AGENTS

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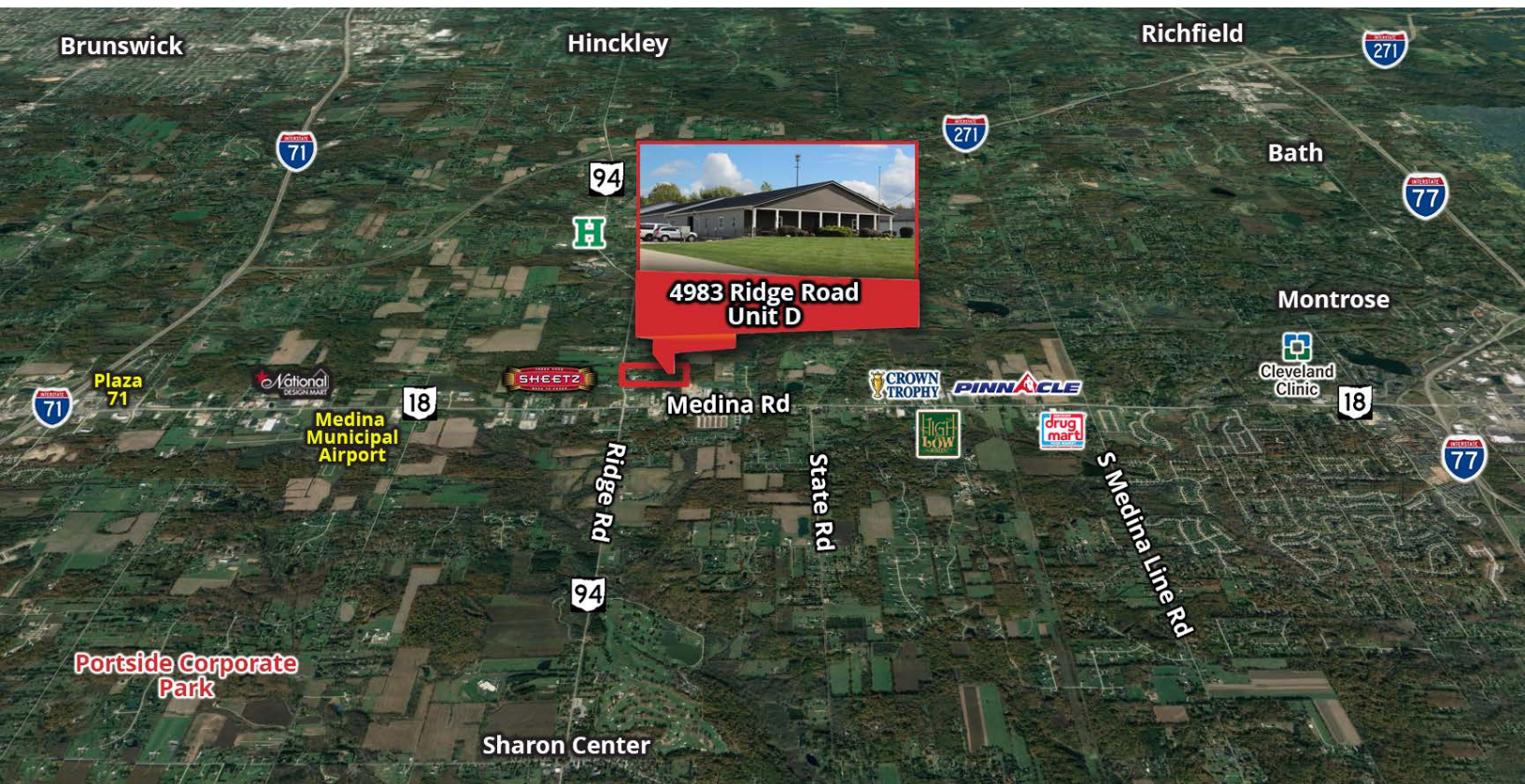


HEATED WAREHOUSE FOR LEASE



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PROPERTY OVERVIEW

Unit D is 3,000 SF of warehouse space with a 10' x 12' drive-in door and 12' ceilings. The unit has a private restroom and Reznor heater. With 600 amps, 208 volts of power, this space is in a desirable location for many businesses. Granger Township's C-1 zoning allows for light manufacturing, warehouse, clinic, office, personal or professional services as well as other conditional uses. The lease rate includes landscaping, snowplow, maintenance and utilities. Please do not disturb tenant - the space is available in 90 days.

LOCATION OVERVIEW

Positioned along highly traveled Ridge Road (State Route 94), this commercial property offers excellent visibility, easy access, and a strategic location within Northeast Ohio's growing business corridor along SR-18 between Medina, Wadsworth, Akron, and Cleveland markets. Located in Granger Township (Medina County), the site is surrounded by a thriving mix of light industrial, professional, and service-based businesses, making it ideal for a wide range of commercial uses. There is easy highway access – minutes to I-71, I-271, I-76, and I-77, this is a high-growth area with strong demographics and income levels.

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

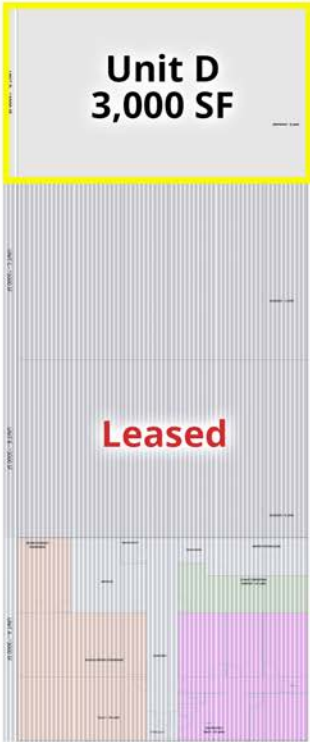
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Ridge Road

