

BRAND NEW CONSTRUCTION
55,000 SF AVAILABLE NOW



37988

AVON COMMERCE PARKWAY

AVON, OH

CBRE

37988 Avon Commerce Pkwy | Avon, OH

PROPERTY OVERVIEW

- 55,000 SF available with office built to suit
- Located within 2 miles of the Ohio Ford Assembly Plant and the closest available space for Ford suppliers
- Fully sprinklered, ESFR
- 7" reinforced concrete floors
- Power: 480/3 phase 800 amp service
- LED lighting throughout - 235 watt - 36,000 Lumen
- Avon provides an ideal environment for business growth, supported by a pro-business community and an excellent school system. Enhance employee well-being with access to Cleveland Clinic's top-tier healthcare, alongside abundant shopping, dining, and entertainment options such as Top Golf, K1 Racing, and Cabela's.

HIGHLIGHTS

55,000 SF

AVAILABLE

7 | **1**
DOCKS | DRIVE-IN

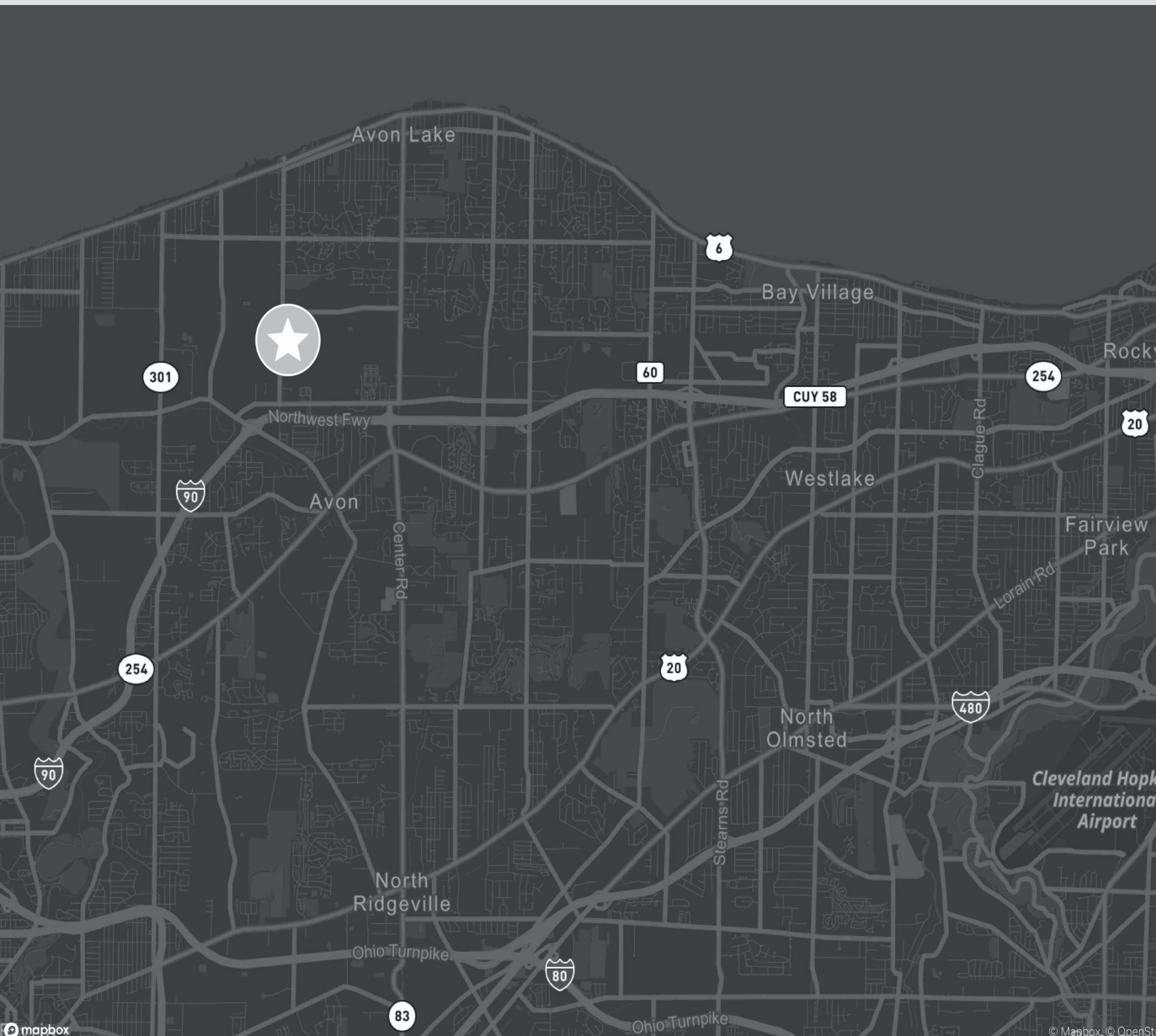
32'
MINIMUM HEIGHT

ASKING RATE: \$9.95 SF NNN



Architectural floor plan of Phase I of a building, showing a large available space of 55,000 SF. The plan includes a grid system (13-24 horizontally, A-E vertically), various rooms (e.g., KITCHEN, RESTROOM, MEETING ROOM, ELECT. ROOM, JAN. AREA), and detailed dimensions. A large shaded area is labeled "Phase I 55,000 SF AVAILABLE NOW". The plan also shows structural elements like columns, beams, and stairs.





2024 AREA DEMOGRAPHICS

CATEGORIES	1 MILE	3 MILE	5 MILE
Population	3,197	49,126	132,116
Daytime Population	5,672	54,840	126,913
Population 25 & Over	2,439	34,596	91,293
Business	316	1,925	3,847
Employees	4,471	28,252	53,989
Households	1,679	21,491	55,071
Avg. HH Income	\$63,399	\$65,933	\$77,751
Avg. Housing Value	\$168,322	\$180,614	\$212,347



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AVAILABLE NOW

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AVON, OHIO

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