



CBRE

**FREE-STANDING INDUSTRIAL BUILDING
FOR SALE OR LEASE**

**38227 WESTERN PARKWAY
WILLOUGHBY, OHIO 44094**

Nick Smith

Associate
+1 440 212 6715
nick.smith1@cbre.com

CBRE, Inc.

950 Main Avenue
Suite 800
Cleveland, Ohio 44113

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\$8.50/SF

Asking Lease Rate
(NNN)



Negotiable

Asking Sale Price
(owner financing available)

PROPERTY OVERVIEW

- Exceptionally clean, ±10,480 SF freestanding office/warehouse/light industrial building
- ±5,480 SF executive and administrative office space; ±5,000 SF warehouse space
- Excess land for potential expansion (up to 22,000 SF)
- Situated on ±1.60 Acres of land
- Minutes from State Route 2 Freeway/Lost Nation Road
- Potential economic incentives
- Loading: 1 dock (8' x 9') | 2 drive-ins (8'8" x 16')
- Clear Height: 15'10" - 16'2"
- HVAC: Combination HVAC unit (office) | Infrared/tube heat (warehouse)
- Power: 240V/3PH/600A
- Lighting: Energy Efficient (T-8)
- Year Built: 1992

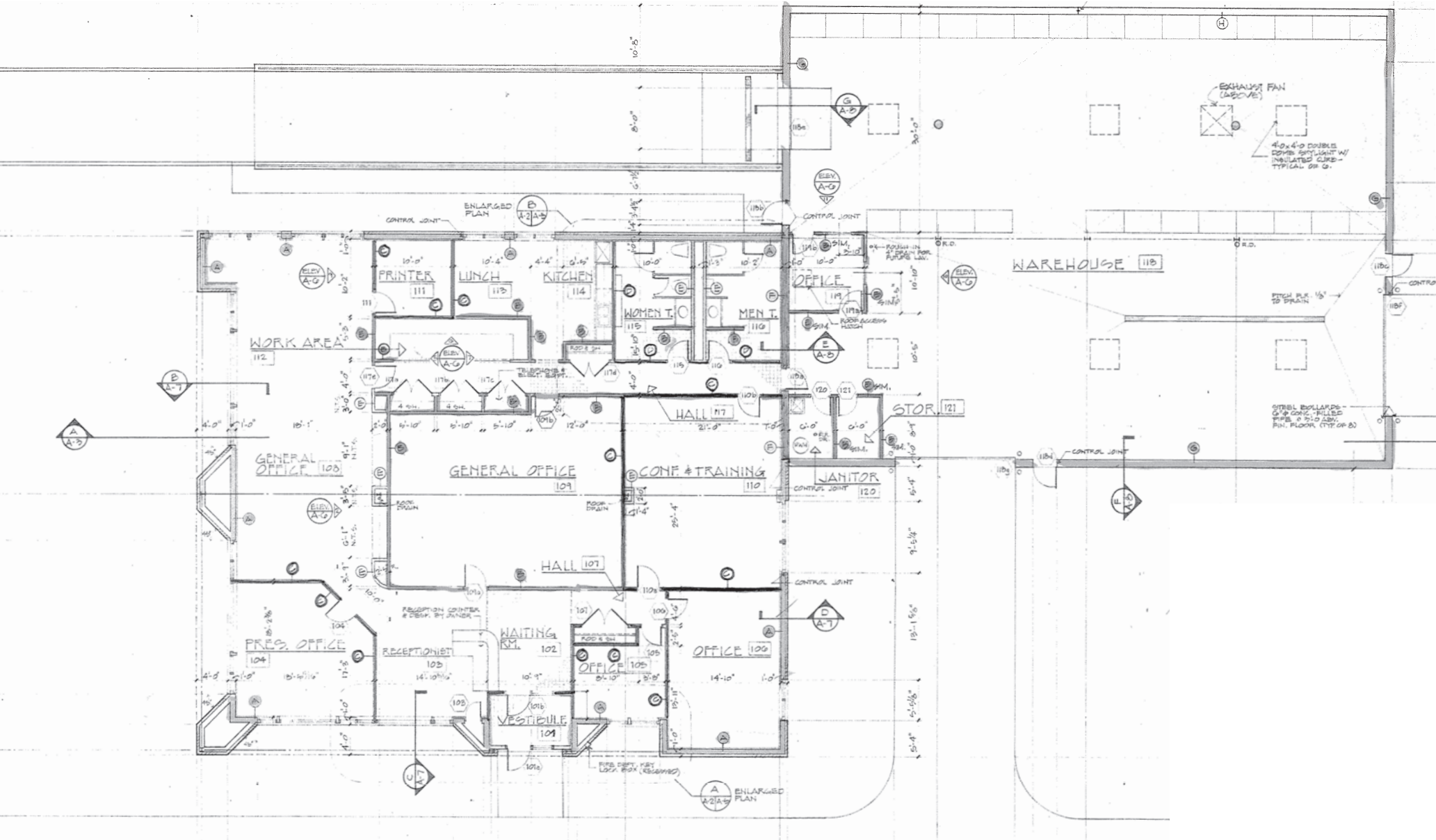


- Parking: 24 surface spaces (expandable)
- Zoning: LI (Light Industrial)
- Roof refurbished in 2019 (John Manville 4 Ply Built-Up Roofing System)
- Recent office upgrades: plumbing, two Carrier 5-Ton Rooftop HVAC Units, hot water heater, lighting, and kitchen appliances
- Floor drains with oil separation system
- Make-up air with louvered exhaust
- Shop office (existing plumbing for easy conversion to shop restroom)
- Forklift and charging station available for lease or purchase
- Full kitchen, lunchroom, mail and copy center

PROPERTY PHOTOS
38227 WESTERN PARKWAY



FLOOR PLAN
38227 WESTERN PARKWAY

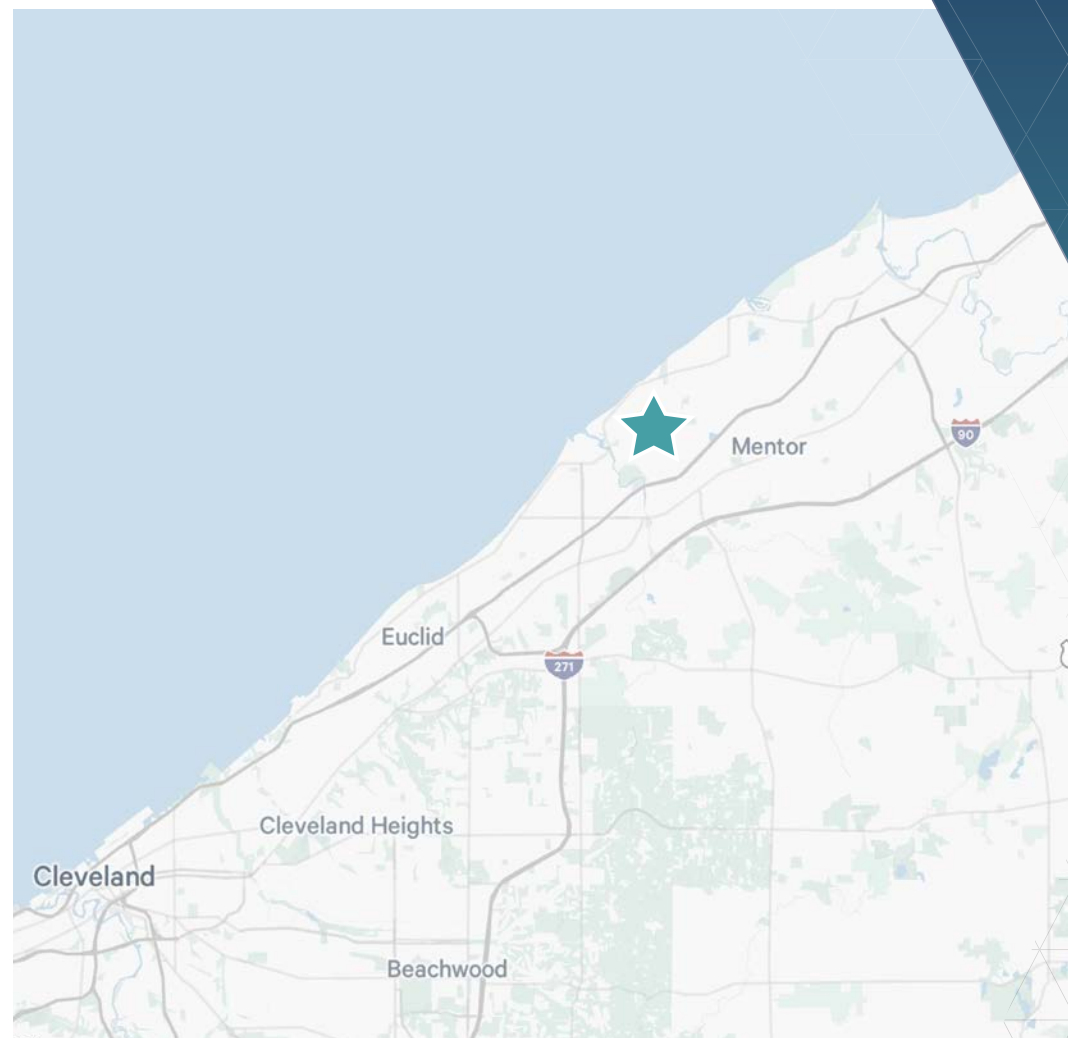


AERIAL MAP
38227 WESTERN PARKWAY



Area Demographics

Demographic	1 Mile	3 Miles	5 Miles
2024 Businesses	452	2,603	4,561
2024 Employees	3,260	32,690	59,935
2024 Population	5,086	55,191	113,431
2024 Median Age	43.10	45.20	45.20
2024 Population 25 and Over	3,890	41,889	85,367
2024 Households	2,474	25,896	51,759
2024 Average Household Income	\$94,197	\$93,367	\$98,796
2024 Average Value of Owner Occ. Housing Units	\$268,975	\$259,905	\$268,453
2024 Daytime Population	4,918	56,374	108,487
Daytime Workers	2,981	31,550	56,743
Daytime Residents	1,937	24,824	51,744



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