

60,732 SF WAREHOUSE FOR LEASE



EXCELLENT USE FOR RETAIL & WAREHOUSING

825 LEONA STREET

ELYRIA, OHIO

CBRE

825 LEONA STREET | ELYRIA, OHIO

PROPERTY OVERVIEW

- 60,732 SF Warehouse with 5,000 SF Office Space
- 6 Docks, 1 Drive-In
- Concrete Construction with 21' Clear Height
- Fully Sprinklered
- Great Use for Retail and Warehousing
- Ideal Location & Access to both I-90 and I-80 (OH Turnpike)
- Excellent Highway Visibility with 950' of Frontage on I-90

ASKING RATE: \$6.95/SF NNN

HIGHLIGHTS

60,732 SF
TOTAL SF AVAILABLE

5,000 SF
OFFICE SF AVAILABLE

6 DOCKS | **1** DRIVE-IN

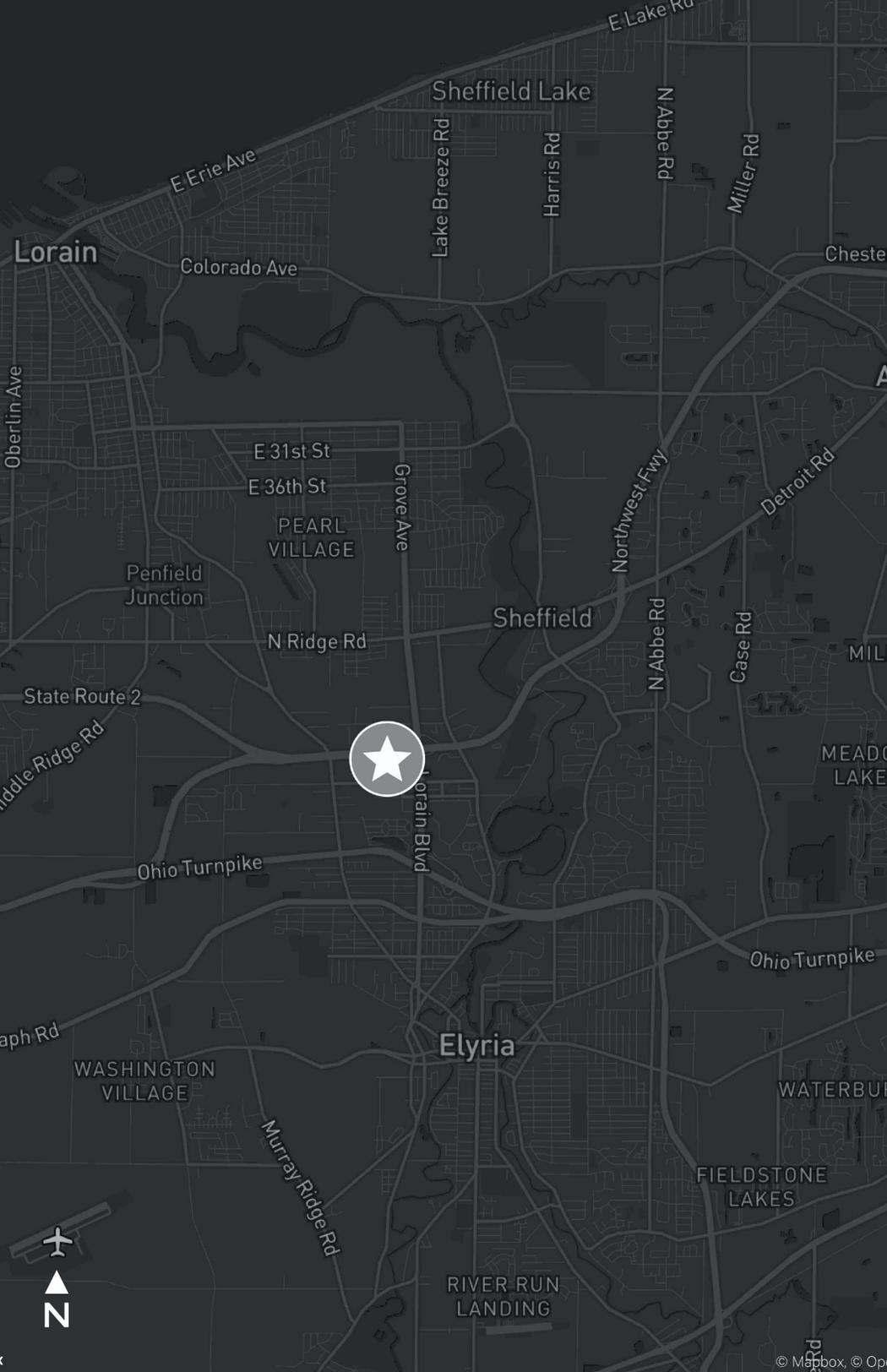
21'
CLEAR HEIGHT



PROPERTY AERIAL

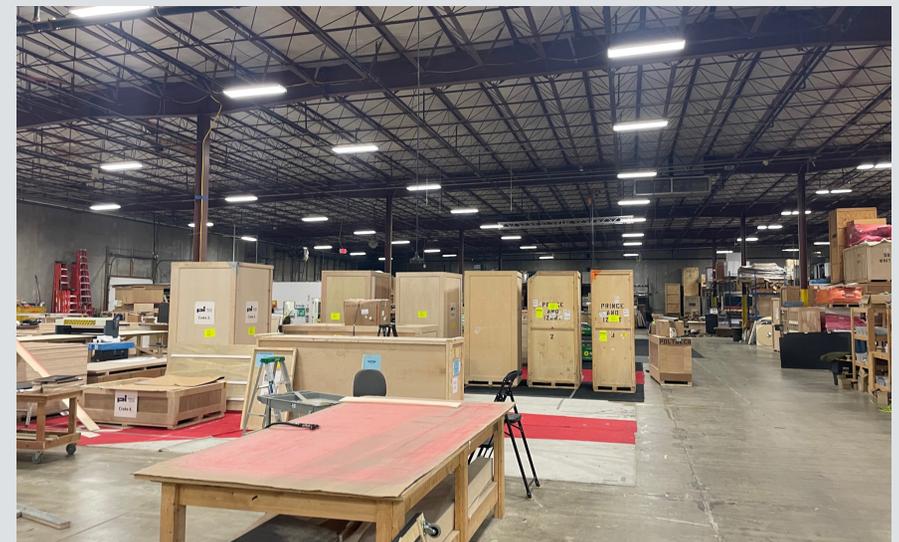


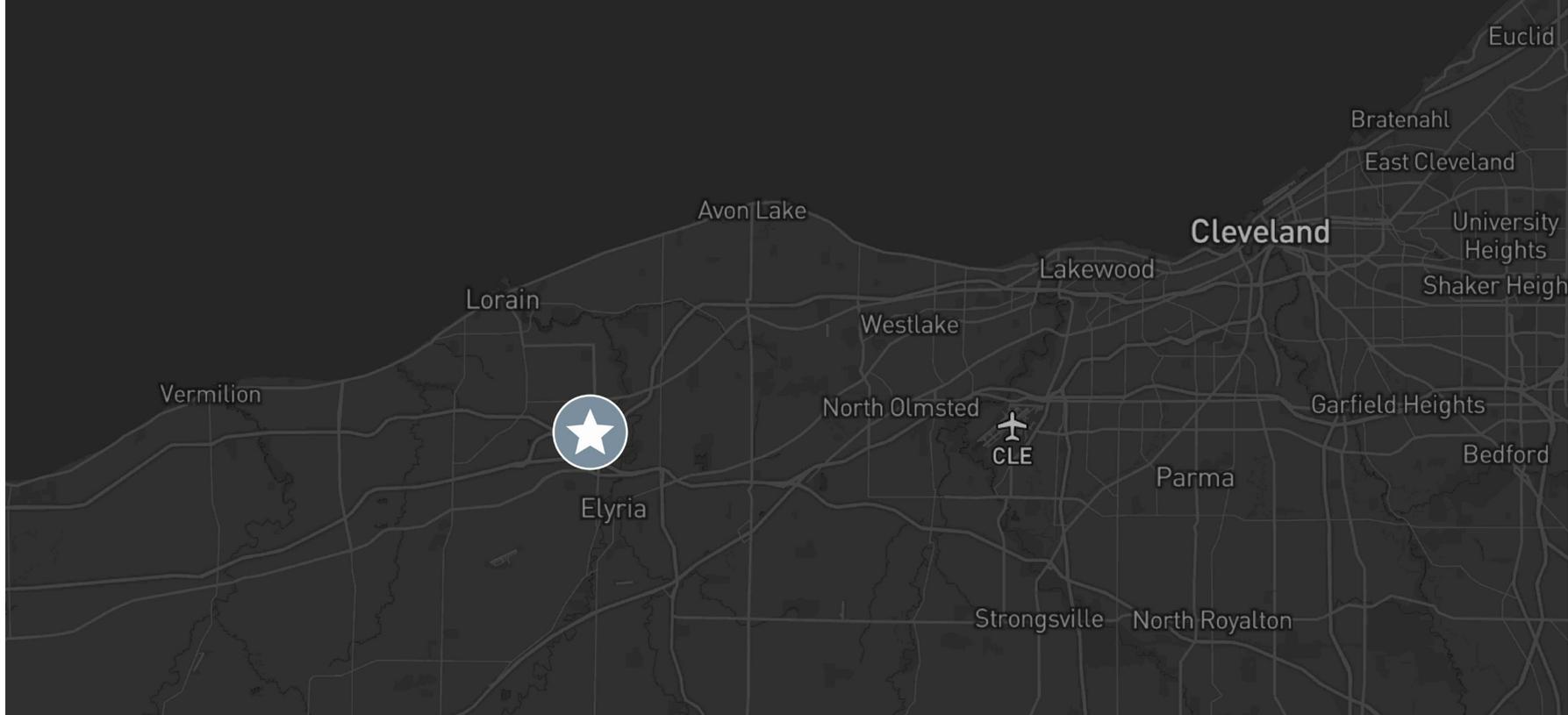
66,673 VPD



2024 AREA DEMOGRAPHICS

| CATEGORIES | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Population | 3,197 | 49,126 | 132,116 |
| Daytime Population | 5,672 | 54,840 | 126,913 |
| Population 25 & Over | 2,439 | 34,596 | 91,293 |
| Businesses | 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 |





825 LEONA STREET

ELYRIA, OHIO

60,732 SF
WAREHOUSE SPACE
FOR LEASE

MIKE PETRIGAN, SIOR
Senior Vice President
+1 216 363 6435
mike.petrigan@cbre.com

CBRE, INC.
950 Main Avenue
Suite 800
Cleveland, Ohio 44113

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.