

Industrial Flex Space Available

For Lease | 34675 & 34525 Melinz Parkway, Eastlake, Ohio 44095





UNDER NEW OWNERSHIP!

2025 BUDGETED UPGRADES

- Exterior painting
- Monument signage
- Parking lot improvements
- Comprehensive landscaping overhaul
- LED lighting & interior painting
- Commencing spring 2025

PROPERTY HIGHLIGHTS

- Excellent highway access to I-90, OH-2, and I-271
- 18' ceiling heights allow for flexible storage
- All units come with full-size dock-high door
- Multiple units with fully air-conditioned warehouse
- Community incentives available
- Heavy power available with the ability to add more

Building Specifications

Total Building Size:	106,339 SF	Drive-in Doors:	One (1)
Parcel #:	34-A-003-O-00-047-O	Primary Use:	Flex
Land Size:	7.00 AC	Construction:	Brick
Year Renovated:	2025	Sprinkler:	Yes
Docks:	34525: Nine (9) 34675: Ten (10)		

LEASE RATE

\$7.50/SF NNN

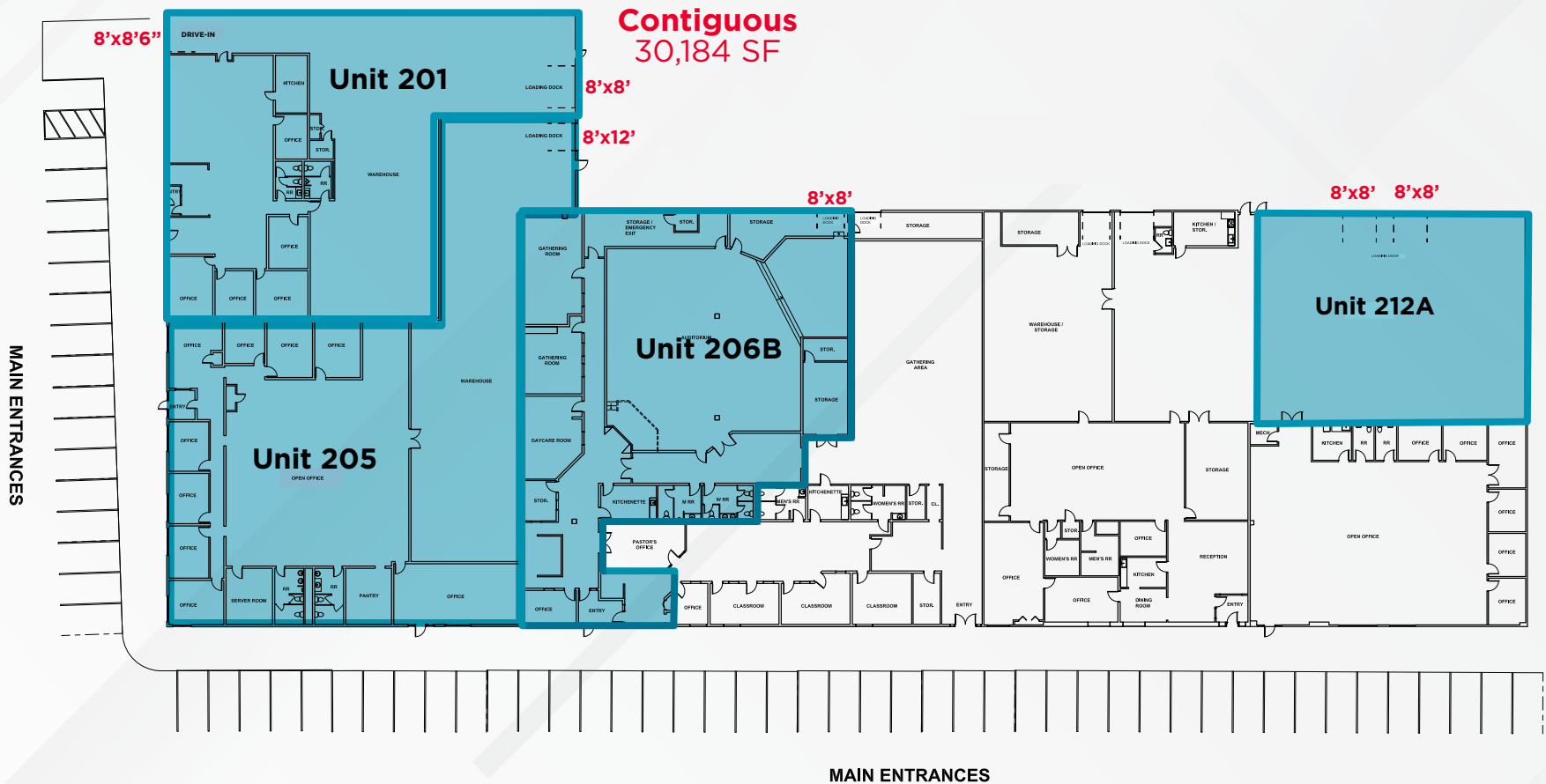
EASTLAKE, OH

Population	Businesses	Median Age	Average HH Income
17,486	630	44.7	\$82,012

34525 Melinz Parkway

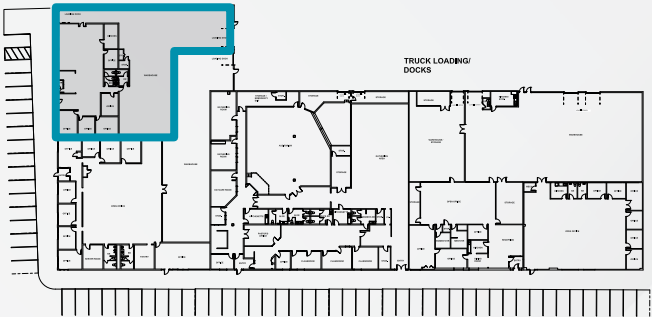
Availability

UNIT	TOTAL SF	DRIVE-IN	DOCKS
201	8,672 SF	One (1) 8'x8'6"	One (1) 8'x8'
205	11,511 SF	-	One (1) 8'x12'
206B	10,001 SF	-	One (1) 8'x8'
212A	5,100SF	-	Two (2) 8'x8'



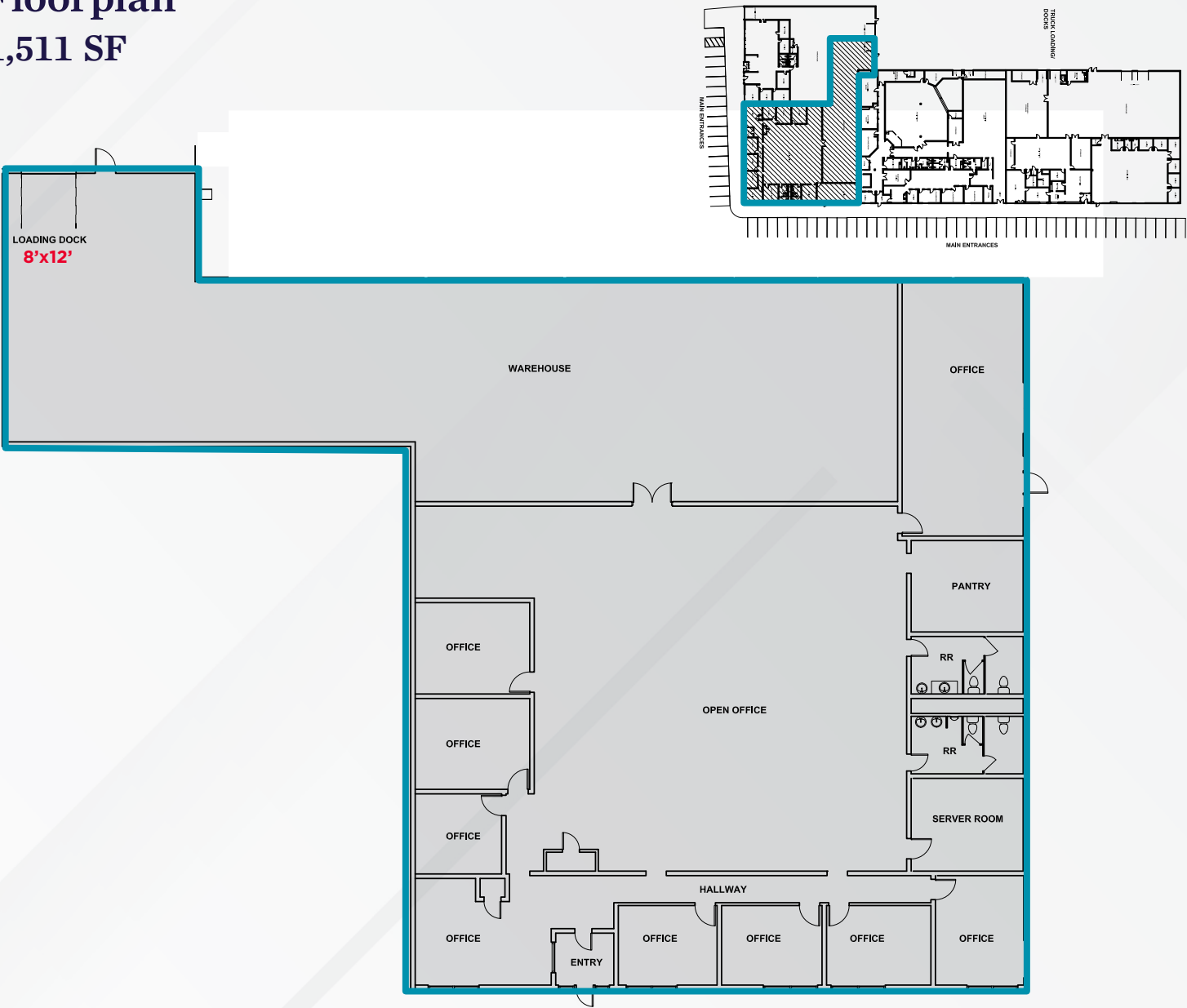
34525 Melinz Parkway

Unit 201 Floorplan
Total SF: 8,672 SF



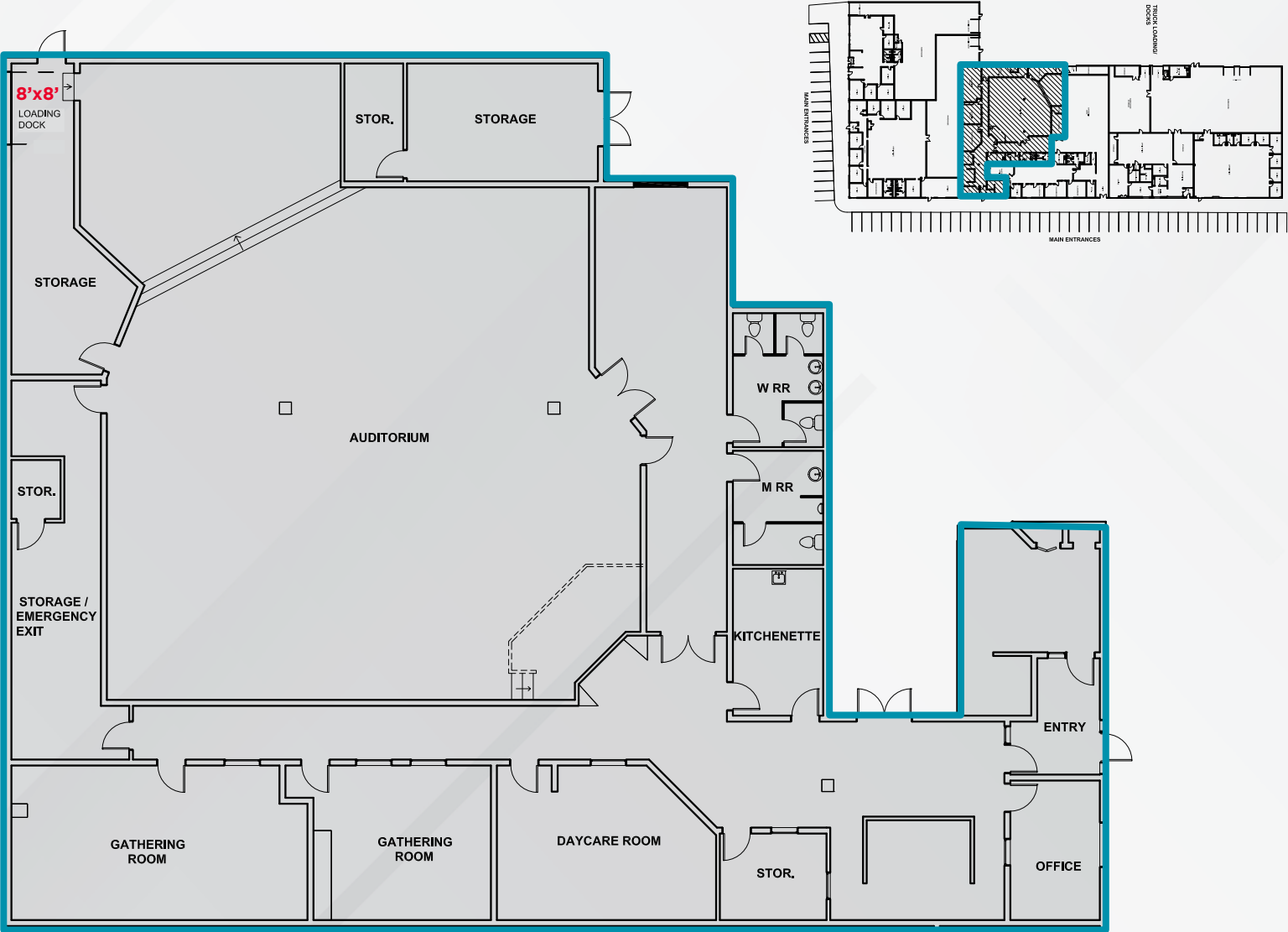
34525 Melinz Parkway

Unit 205 Floorplan
Total SF: 11,511 SF



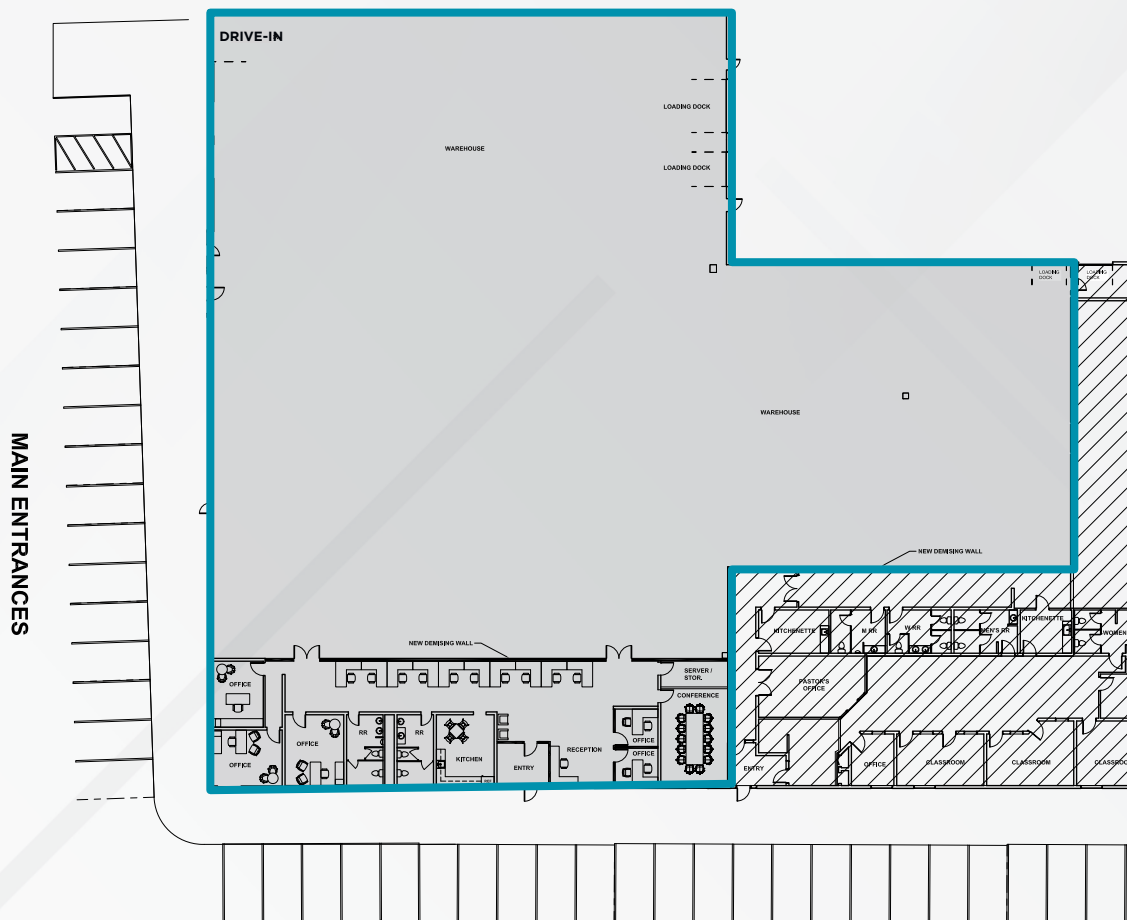
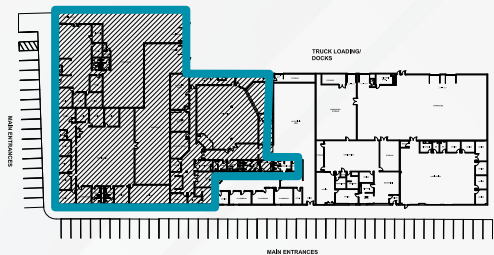
34525 Melinz Parkway

Unit 206B Floorplan
Total SF: 10,001 SF



34525 Melinz Parkway

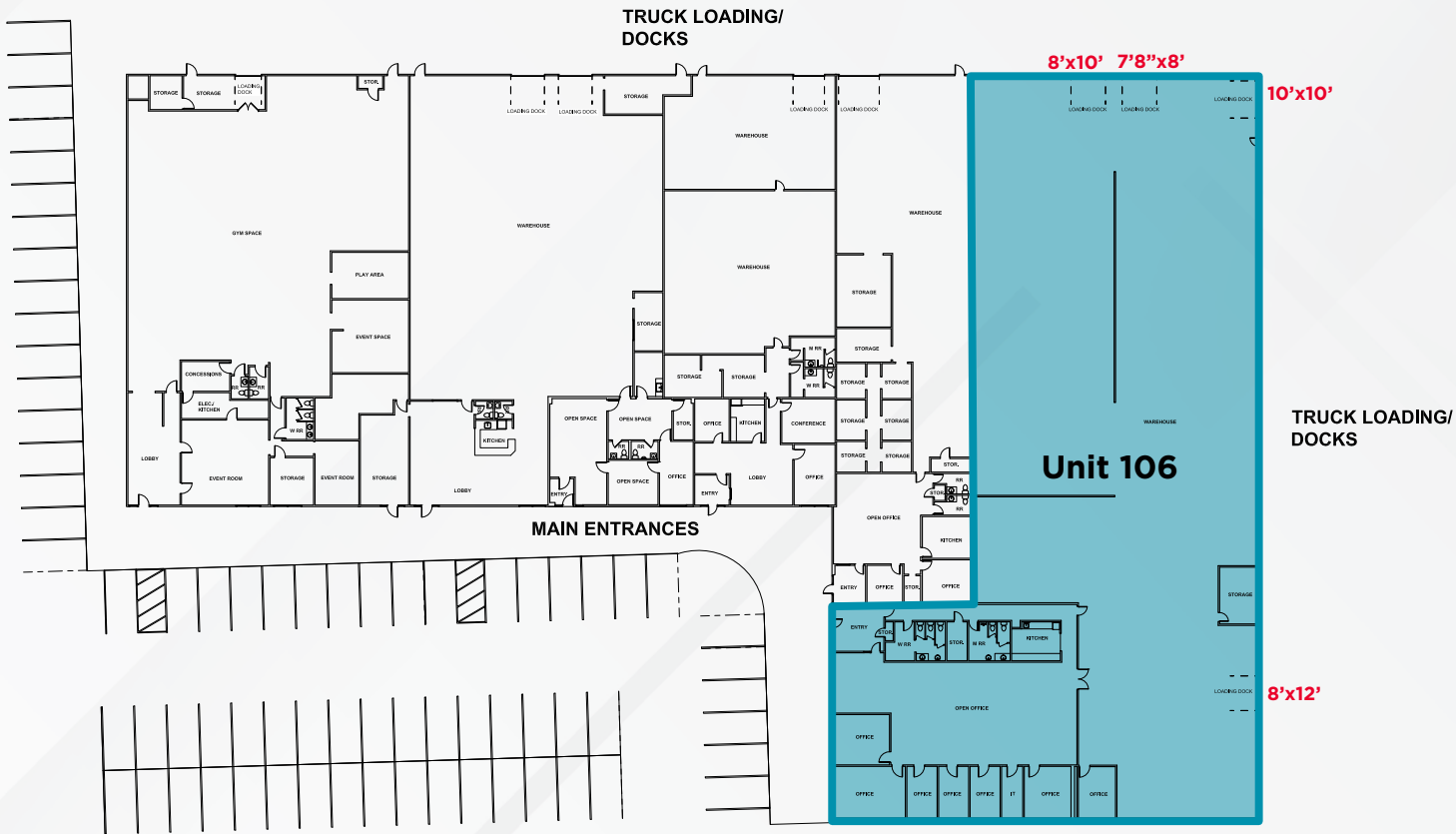
Proposed Floorplan - 30,184 SF



34675 Melinz Parkway

Availability

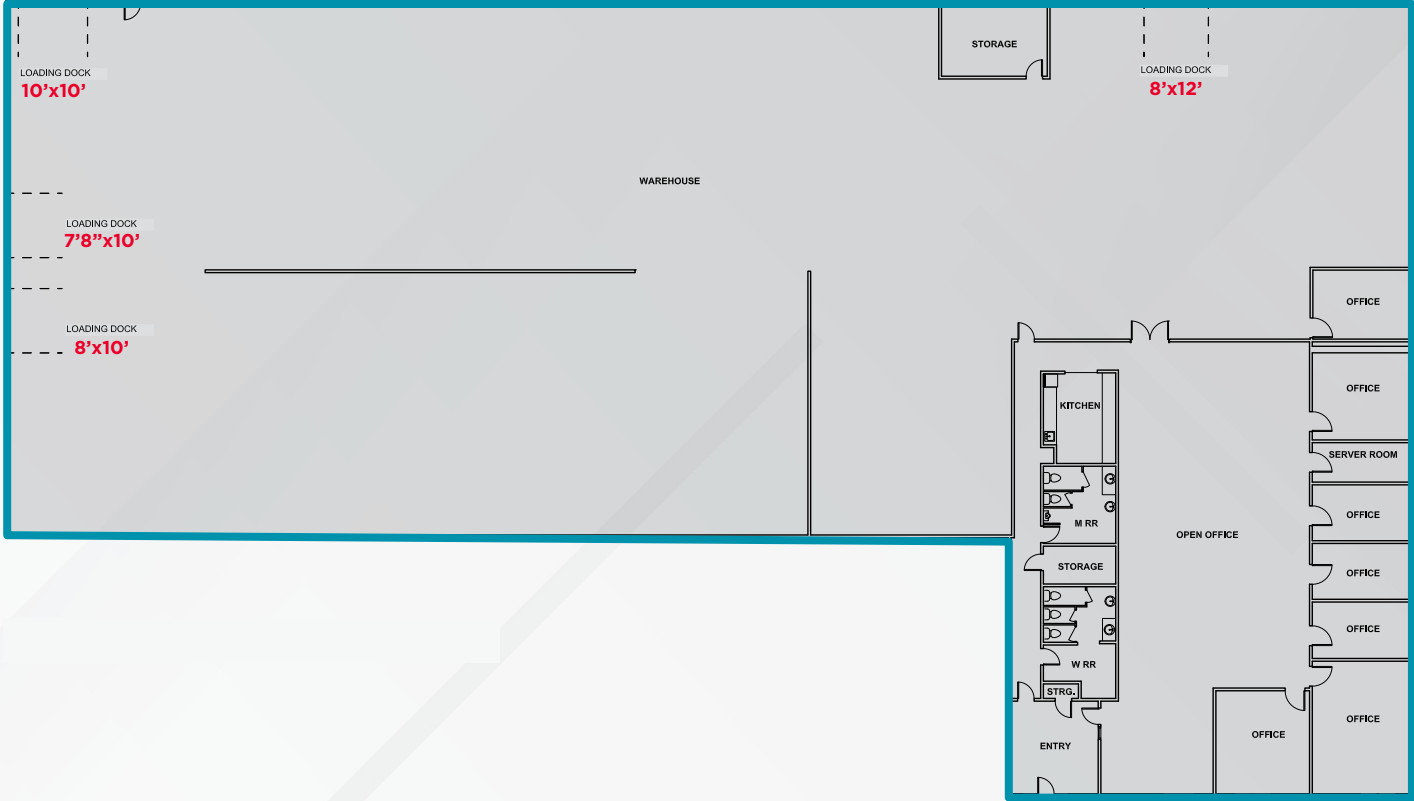
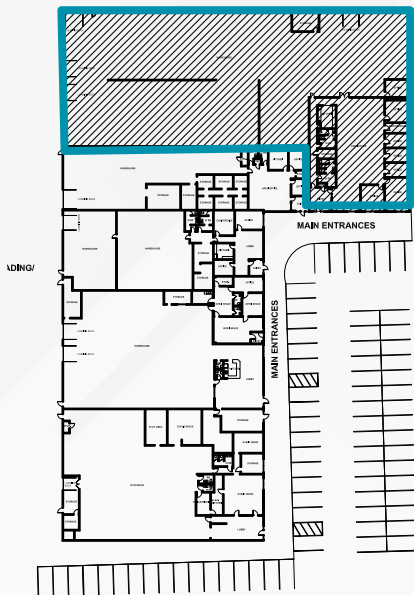
UNIT	TOTAL SF	DOCKS
106	19,914 SF	Four (4) 8'x10' 7'8"x8' 10'x10' 8'x12'



34675 Melinz Parkway

Unit 106 Floorplan

Total SF: 19,914 SF





91

VINE STREET

SOM CENTER RD

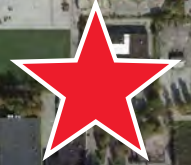
CLASSIC PARK

LAKELAND FREEWAY

Walmart

DISCOUNT
drug mart
FOOD FAIR

HARBOR
FREIGHT



FOUR POINTS
BY SHERATON

Aladdin Rents

The John F.
Gallagher Co.
Mechanical Contractors



andrews motors



BUD
Bud Industries, Inc.

BEIDLER RD

Ohio
Sports
and
Fitness

WOODHILL
SUPPLY, INC.

CURTIS BLVD

CHAMPION
MOVING

presrite

91

Marc's
Fresh, Savory, Greek Living

Valvoline
Instant Oil Change

Panera
BREADS

JET'S
PIZZA

20

H&R
BLOCK

Chick-fil-A

KeyBank

TJ-maxx

PNC

MOMENTIVE

giant eagle TARGET STARBUCKS COFFEE BUFFALO WILD WINGS

GameStop Famous Footwear Jersey Mike's Subs BJ's Wholesale Club

Red Robin Party City Office Max



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