

Prime Industrial Land with Exceptional Visibility & Access

5.82 AC For Sale | 9225 Noble Park Drive, Brecksville, Ohio 44141



Noble Park Drive





PROPERTY HIGHLIGHTS

This 5.82-acre site offers unmatched exposure along I-77 with convenient access to both Interstate 77 and the Ohio Turnpike. Zoned Manufacturing-Distribution (M-D), the property is well-positioned for a wide range of industrial, distribution, and manufacturing uses.

Strategic Location Highlights:

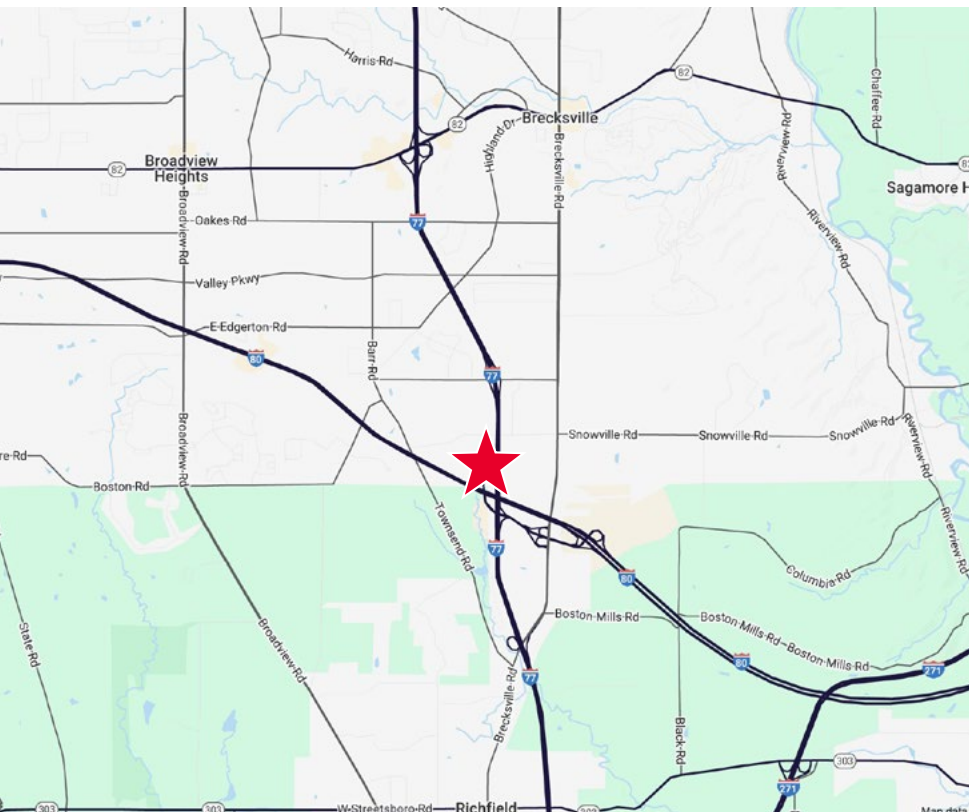
- Freeway visibility with immediate interstate access
- Located minutes from The Post at Valor Acres and the newly completed DiGeronimo Companies headquarters
- Walking distance to Canvas at Valor Acres luxury apartments and Primer Coffee & Cocktails
- Short drive to the Sherwin-Williams Research & Development Center (600,000 SF, 900 employees), the upcoming AC Marriott boutique hotel, and two high-profile restaurants — Masu by Dante Boccuzzi and Flour by Chef Matt Mytro

Nearby Development & Amenities:

- Canvas at Valor Acres: 5-story, 157-unit luxury apartment building with ground-floor parking, 13,500 SF of co-working space, and top-tier amenities including a pickleball court, rooftop deck, pool, gym, outdoor grills, firepits, and EV charging stations
- Recently completed Miller Road/I-77 full interchange, now offering both northbound and southbound access — dramatically improving connectivity

Key Advantages:

- Proximity to major corporate, residential, and retail developments
- Strong surrounding demographics and daytime employment base deal site for companies seeking a prominent, accessible location in a rapidly growing corridor



ASKING PRICE

\$650,000

Aerial



46,615
Population
(2025 | 5 Mile)

46.4
Median Age
(2025 | 5 Mile)

19,266
Households
(2025 | 5 Mile)

\$165,619
Avg. Household Income
(2025 | 5 Mile)

2,091
Total Businesses
(2025 | 5 Mile)

30,401
Total Employees
(2025 | 5 Mile)



V/A
VALOR ACRES

100+ acre development
• 160,000+ SF office
• 200 luxury apartments, condos
• 120+ room hotel
• 150,000 SF retail, entertainment

SHERWIN WILLIAMS new R&D center



Brecksville

Brecksville, Ohio is a charming and picturesque suburb located in southern Cuyahoga County. Known for its small-town feel and beautiful natural surroundings, Brecksville is just 15 miles from downtown Cleveland, making it a convenient location for both residents and businesses. The city offers a strong sense of community, excellent schools, and a balance of residential neighborhoods and commercial development.

As for things to do, Brecksville is a gateway to the Cuyahoga Valley National Park, offering endless opportunities for hiking, biking, birdwatching, and scenic drives. The city is also home to the Brecksville Reservation, the largest reservation in the Cleveland Metroparks system, where visitors can enjoy trails, fishing, picnicking, and breathtaking views of the Chippewa Creek Gorge. Dining options range from cozy local spots to family-friendly restaurants, and its proximity to nearby retail centers ensures plenty of shopping and entertainment choices. Overall, Brecksville combines natural beauty, convenient access to Cleveland, and a welcoming atmosphere, making it a desirable place to live and work.

Main Attractions

Cuyahoga Valley Scenic Railroad: Take a ride through the heart of the national park and enjoy seasonal events like fall foliage tours and the Polar Express

Brecksville Reservation: Explore miles of trails, scenic overlooks, and the historic Brecksville Nature Center

Sleepy Hollow Golf Course: A top-rated public golf course offering a challenging layout with stunning park views

Brecksville Station: A charming stop on the Scenic Railroad, perfect for a family outing into the park

Chippewa Creek Gorge Scenic Overlook: A must-see spot for breathtaking views of the valley year-round

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