

# 10,500 SF Freestanding Flex/Industrial Building

For Sale | 1 Corporate Center Drive, Broadview Heights, OH 44147



# 1 Corporate Center Drive

- 10,500 SF Freestanding flex/industrial building  
6,500 SF of Warehouse & 4,000 SF of Office
- Fully conditioned warehouse
- Ample on-site parking
- Flexible layout for operations, showroom, or light production
- Convenient I-77 corridor location with reach to both Akron and Cleveland
- Recent owner improvements; clean, move-in ready condition

**Asking Price: \$925,000**



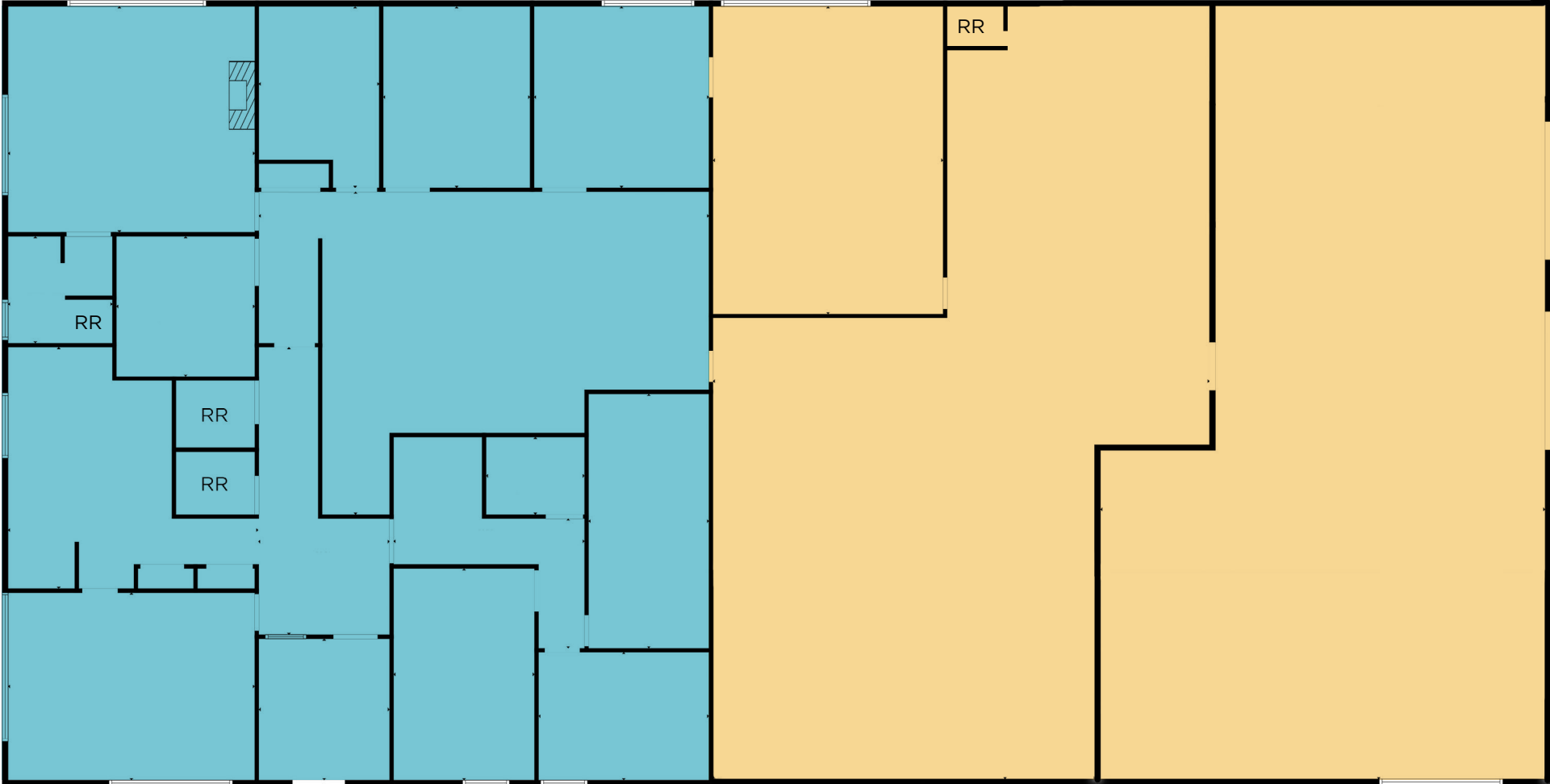
## Quick Stats

Building Size	Total: 10,500 SF Industrial: 6,500 SF Office: 4,000 SF
Parcel #	585-18-008
Year Built	1990
Land Area	1.86 AC
Clear Height	15'
Docks	One (1)
Drive-In Doors	One (1)
Construction Type	Brick

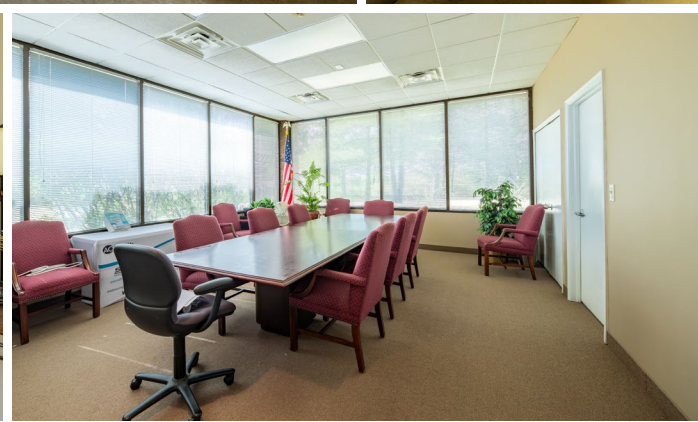
# 1 Corporate Center Drive

Office

Warehouse



10,500 SF



The Crossing  
SUBWAY Great Clips  
D AGNESE'S  
FIFTH THIRD BANK

Wellpointe Plaza  
HANDI'S  
The Bon-Yard  
KUMON  
PERMITAL  
Valentis RESTAURANTE

WAYBACK  
Sport Clips  
T-Mobile  
RUB  
JUICE AND SMOOTHIE BAR

University Hospitals  
Broadview Heights Health Center

ALDI  
BREW WALL  
Huntington  
Shell  
DUNKIN'

Public Storage

Ohio CAT

giant eagle

getGo

McDonald's

MetroHealth  
Brecksville Health and Surgery Center

Bob Evans  
FIRST WATCH

Drug mart

Broadview Hts  
Recreation Dept

176

INTERSTATE  
77

INTERSTATE  
80

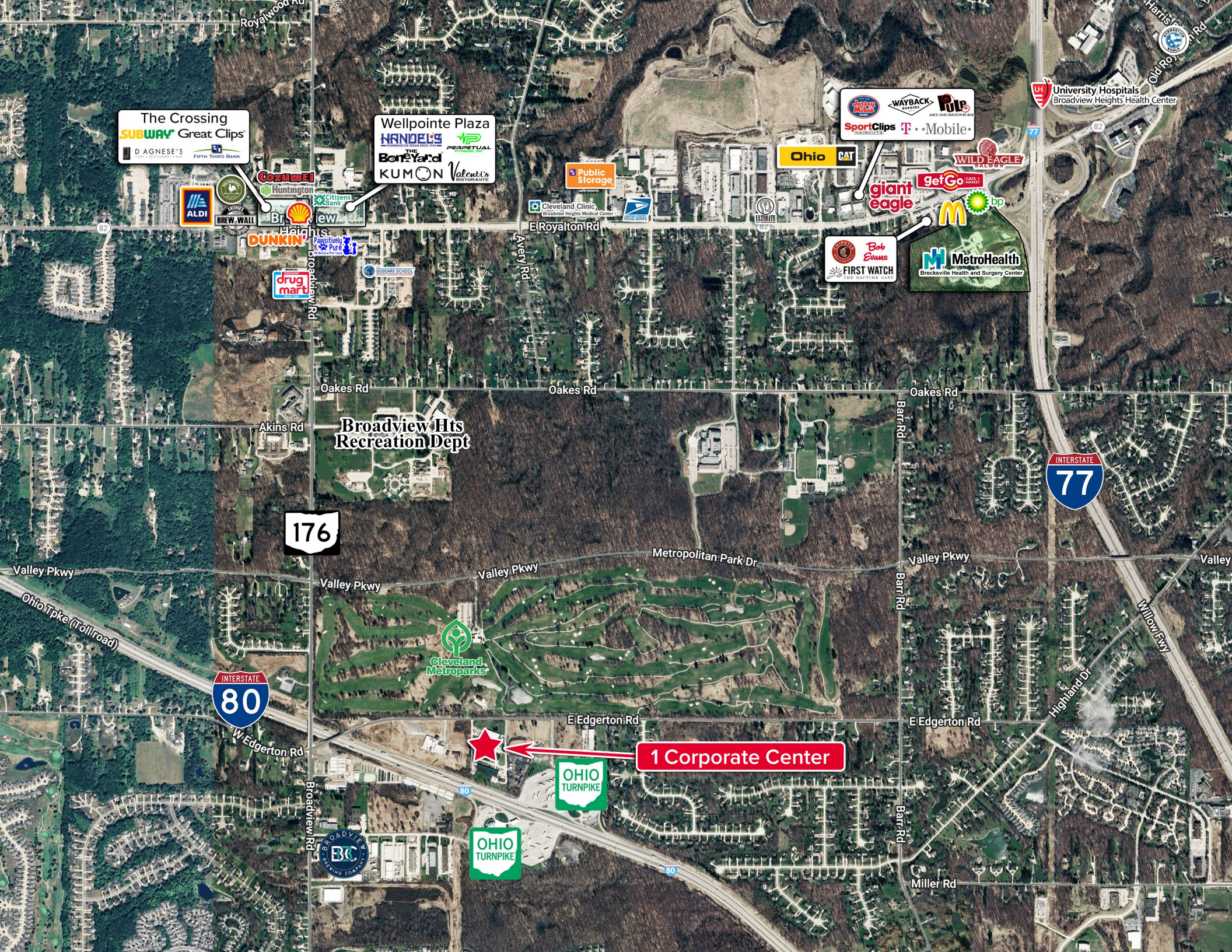
Cleveland  
Metroparks

1 Corporate Center

OHIO  
TURNPIKE

OHIO  
TURNPIKE

BROADVIEW  
BREWING COMPANY





# Broadview Heights

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Broadview Heights is a suburban city in southern Cuyahoga County, Ohio, located about 15–20 miles south of Cleveland. With roughly 19,900 residents, it's a smaller, close-knit community known for its hilly terrain, making it one of the highest-elevation suburbs in the county. The city is recognized for its strong schools, well-educated population, and safe neighborhoods, along with plentiful parks, golf courses, and recreational amenities. Its convenient access to major highways and Cleveland Hopkins International Airport also makes it a desirable place for both families and businesses.



## Top Employers

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**Ohio Caterpillar (Ohio CAT)**

**Sotera Health**

**Zimmer Biomet**

**University Hospitals**

**Rumpke**

**Konica Minolta**

**Brecksville-Broadview Heights City School District**

**Southwestern American Financial**

**City of Broadview Heights (municipal government)**

**Family Heritage Insurance**



**1 CORPORATE CENTER DRIVE,  
BROADVIEW HEIGHTS, OH 44147**

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