

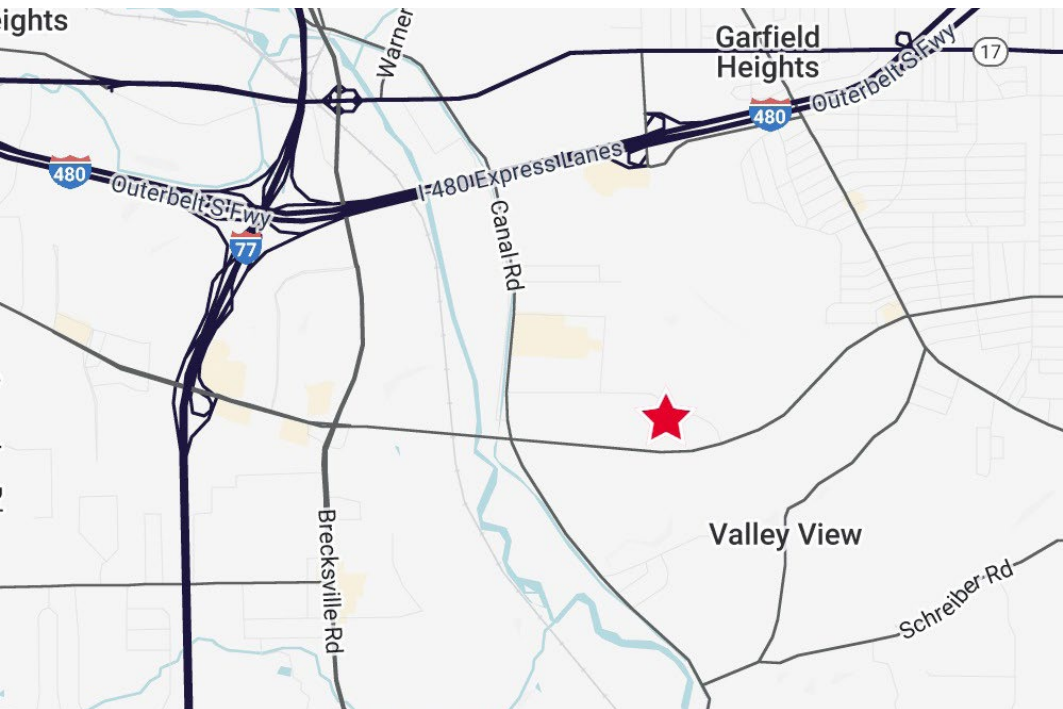
# Prime Industrial Site in Valley View – Ideal for Storage, Trucking, or Development

For Sale | 10108 Rockside Road, Valley View, Ohio 44125



# 10108 Rockside Road

- Positioned along Rockside Road in Valley View with swift connections to I-480 and I-77 for seamless regional distribution.
- Spans 3.22 acres of industrial-zoned land, ideal for outdoor storage, trucking, construction services, or future development.
- Located in a business-friendly industrial corridor with strong labor access and proximity to major commercial hubs.
- Flexible site layout offering room for parking, fleet staging, or build-to-suit facility opportunities.
- Excellent visibility and accessibility to support logistics, service-based industrial users, or value-add investors.
- Rare land availability in a high-demand industrial submarket near Cleveland’s thriving industrial base.



## Quick Stats

|            |                    |
|------------|--------------------|
| Land Area  | 3.22 AC            |
| Parcel     | 571-22-004         |
| Frontage   | 375'               |
| Topography | Flat               |
| Access     | Sweet Valley Drive |
| Sale Price | \$600,000          |



**184,042**  
Population  
(2025 | 5 Mile)

**41.1**  
Median Age  
(2025 | 5 Mile)

**79,650**  
Households  
(2025 | 5 Mile)

**\$84,303**  
Household Income  
(2025 | 5 Mile)

**7,869**  
Total Businesses  
(2025 | 5 Mile)

**104,451**  
Total Employees  
(2025 | 5 Mile)



# Valley View

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Valley View, Ohio is a compact village in Cuyahoga County that offers compelling advantages for industrial users—nestled within the Cleveland-area logistics landscape, it benefits from immediate proximity to I-480 and I-77, making it ideal for regional distribution and service operations. Historically rooted in the Ohio & Erie Canal era, the community features an industrial-zoned corridor that supports outdoor storage, trucking, construction services, and build-to-suit opportunities. With strong labor access, visibility, flexible site layouts, and rare large-acre land availability in this high-demand submarket, Valley View positions itself as a strategic choice for logistics, service-based industry and value-add investment.

## Top Employers

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**L’Nique Specialty Linen:** Linen rental & custom services in Valley View.

**Ferguson Plumbing Supply:** Large plumbing supply store located in Valley View.

**Kurtz Bros.:** Landscape supply center in Valley View.

**All My Sons Moving & Storage:** Moving and storage services in Valley View.

**Goodman Distribution, Inc.:** Manufacturing/distribution tenant in Valley View at 9755 Corporate Cir.



**10108 ROCKSIDE ROAD  
VALLEY VIEW, OHIO 44125**

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