

FOR LEASE

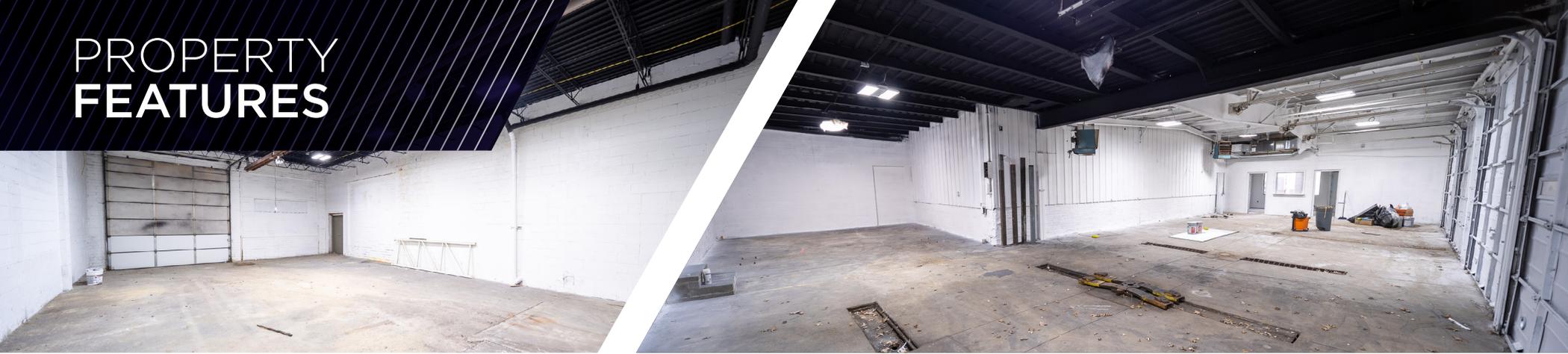
2636 Brecksville Road

Richfield, Ohio 44286



**36,817 SF FOR LEASE WITH OVER 4 ACRES OF PAVED YARD  
CENTRALLY LOCATED BETWEEN CLEVELAND & AKRON**

# PROPERTY FEATURES



## HIGHLIGHTS

- Up to 36,817 SF and 10.48 acres for lease. Perfect for logistics and outside storage space!
- Excellent location with easy access to I-77 and I-80 (Ohio Turnpike)
- Flexible unit sizes available: divisible to 1,227 SF
- Under new ownership with multiple planned upgrades for 2026. Contact broker for details!
- Centrally located between Akron and Cleveland

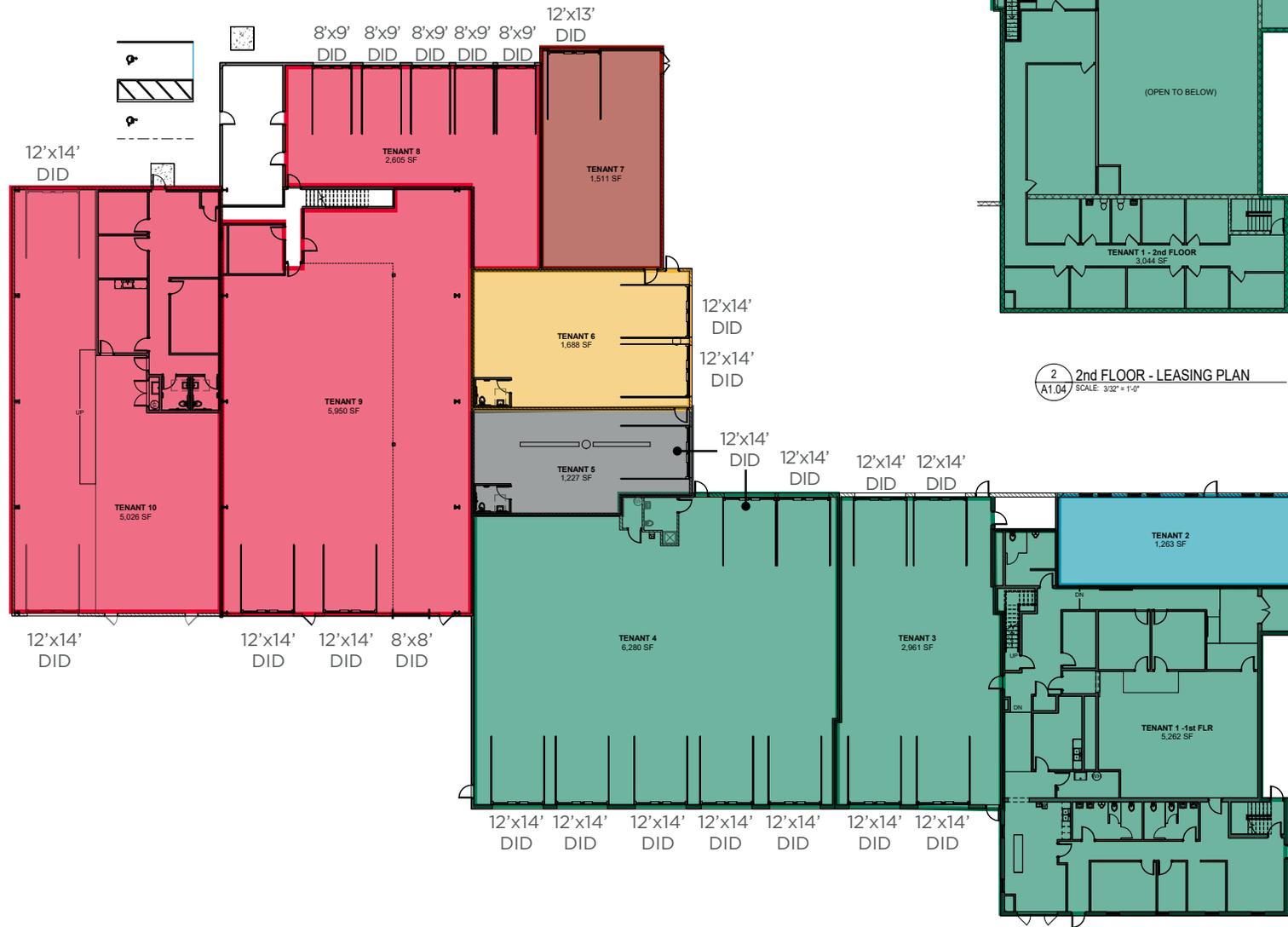
## LEASE RATE

Contact Brokers

## PROPERTY SPECIFICATIONS

CONSTRUCTED:	1965
RENOVATED:	2024
CONSTRUCTION:	Block
ROOF:	Flat
HEAT:	Overhead Gas / Radiant Tube
AIR CONDITIONED:	HVAC-Office
LIGHTING:	T-5 / LED
CEILING HEIGHT:	9'-24'
DRIVE-IN DOORS:	22 - 8'x8', 8'x9', & 12'x14'
SPRINKLER:	Partial

# FLOOR PLAN



2 2nd FLOOR - LEASING PLAN  
A1.04 SCALE: 3/32" = 1'-0"

Unit	Size	Office	Warehouse	Drive-In Doors	Lighting
1-4	18,810 SF	8,306 SF	9,241 SF	11 - 12'x14'	Fluorescent
5	1,227 SF	-	1,227 SF	1 - 12'x14'	LED
6	1,688 SF	-	1,688 SF	2 - 12'x14'	LED
7	1,511 SF	-	1,511 SF	1 - 12'x13'	LED
8-10	13,581 SF	1,700 SF	11,881 SF	4 - 12'x14'   5 - 8'x9'   1 - 8'x8'	LED

\*Contiguous to 36,817 SF

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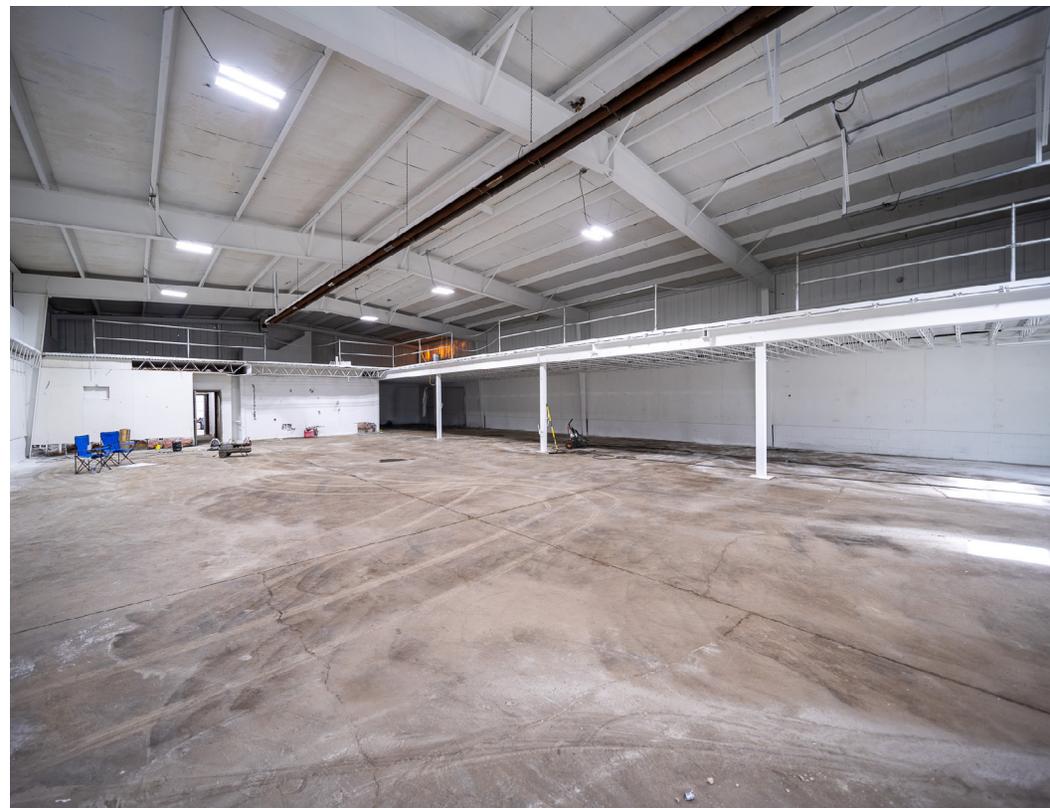


Unit	Size	Office	Warehouse	Drive-In Doors	Lighting
1-4	18,810 SF	8,306 SF	9,241 SF	11 - 12'x14'	Fluorescent
5-10	18,097 SF	1,700 SF	16,307 SF	1 - 12'x13'   7 - 12'x14' 5 - 8'x9'   1 - 8'x8'	LED

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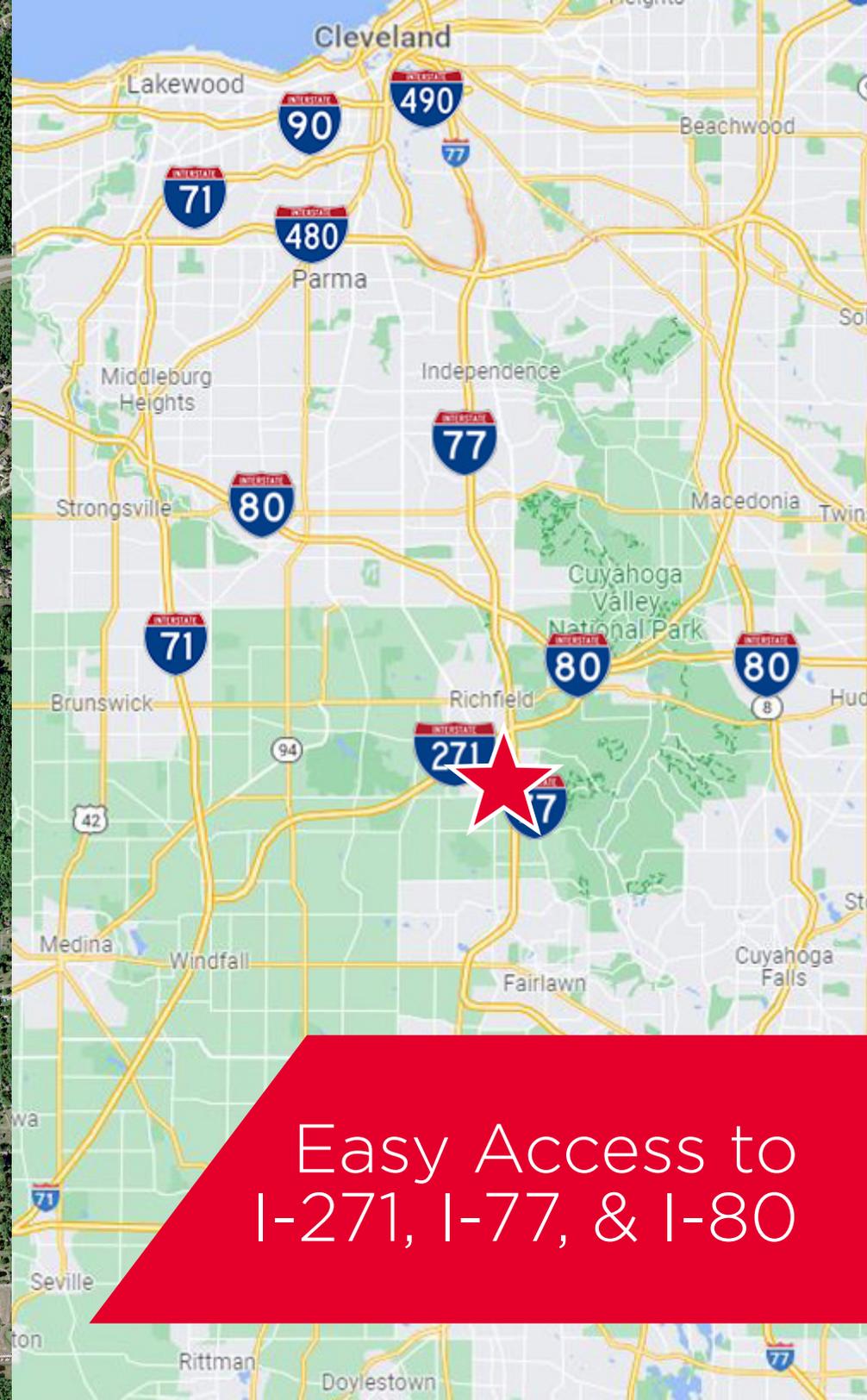
# WAREHOUSE PHOTOS



# OFFICE PHOTOS



# PROPERTY AERIAL MAP



Easy Access to  
I-271, I-77, & I-80



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