

8,240 SF Industrial Warehouse Available for Lease

For Sublease | 4530 Hamann Parkway, Willoughby, Ohio 44094



4530 Hamann Parkway

- Functional layout ideal for warehousing, distribution, light manufacturing, or contractor operations
- Equipped with one (1) 12’x12’ drive-in door
- 1,641 SF of office includes: showroom/reception, two (2) private offices, conference room, breakroom, and two (2) restrooms
- Dock access available in adjacent unit
- Strategically positioned minutes from the SR-2, I-90, and SR-20 providing easy access to Downtown Cleveland (25-minute drive) and direct links to broader Northeast Ohio

Availability

UNIT	TOTAL	OFFICE	WAREHOUSE	DOCKS	DID	CLEAR HEIGHT
4530-A	8,240 SF	1,641 SF	6,599 SF	Available	One (1) 12' x 12'	15'

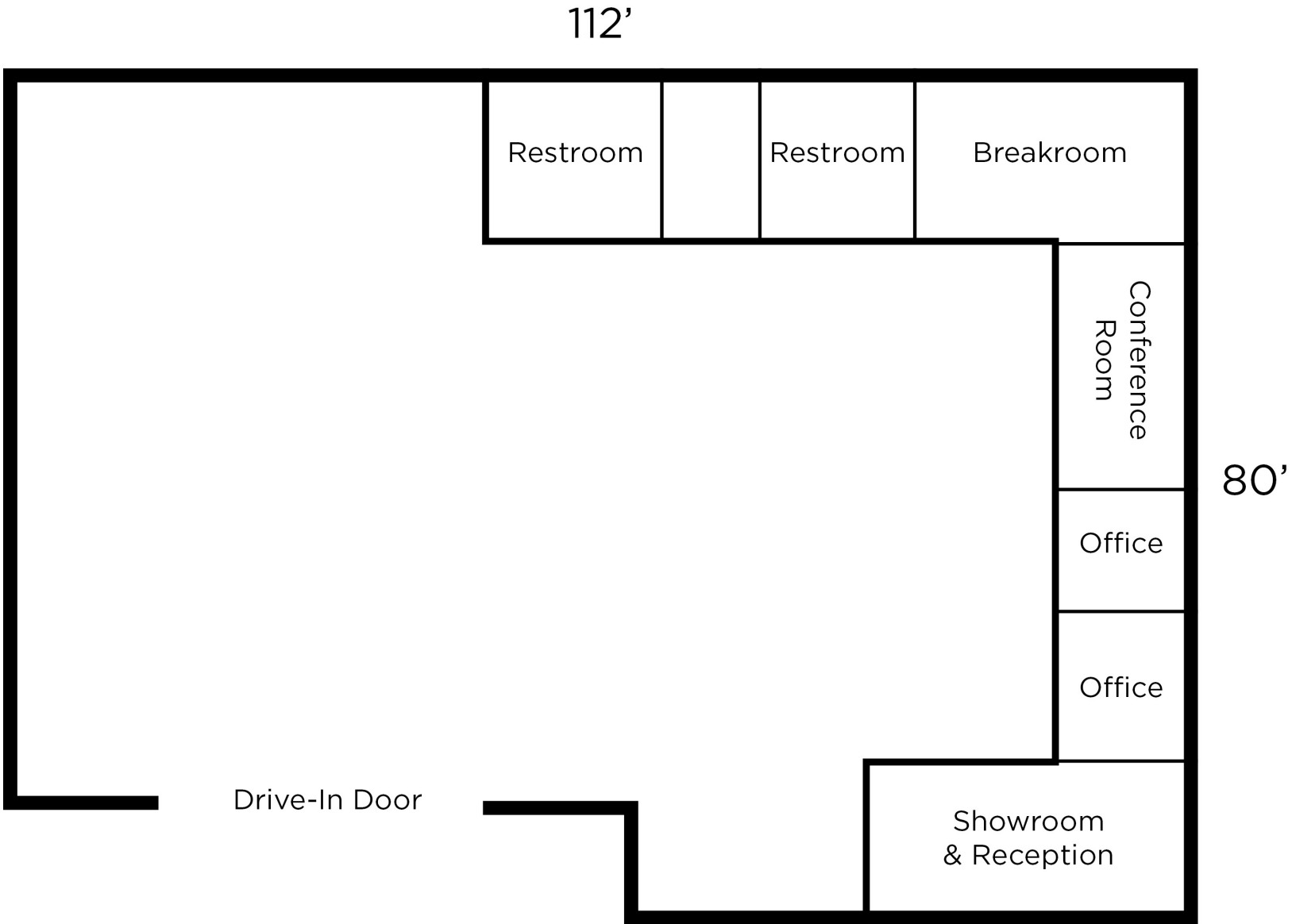
Lease Rate: \$8.00/SF/Year Gross

Building Stats

Total Building SF	78,560 SF
Land Size	3.31 Acres
Zoning	LI - Light Industrial
Clear Heights	15'
Power	120V / 240V / 480V
Floor Type	Concrete
Heat	Overhead Gas / Radiant



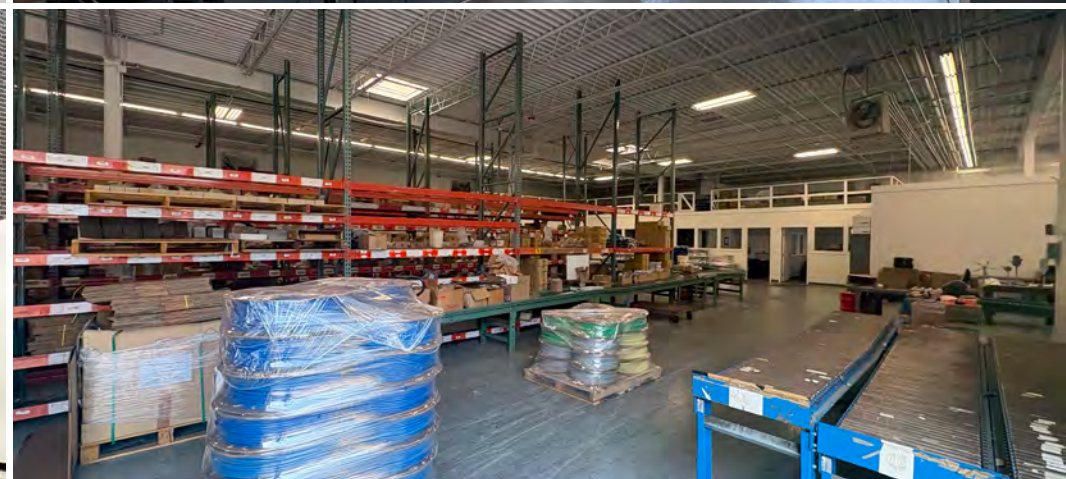
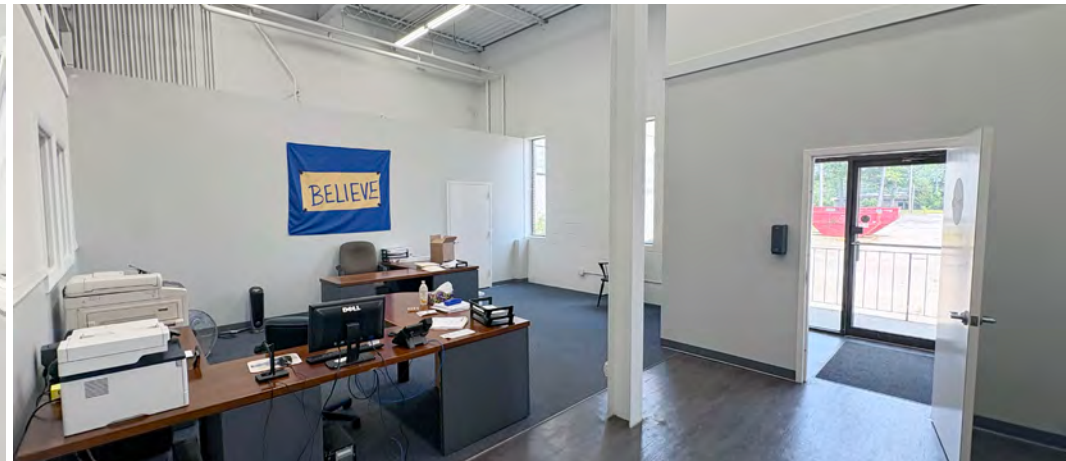
Floor Plan



Aerial Overview



Interior Photos



Exterior Photos



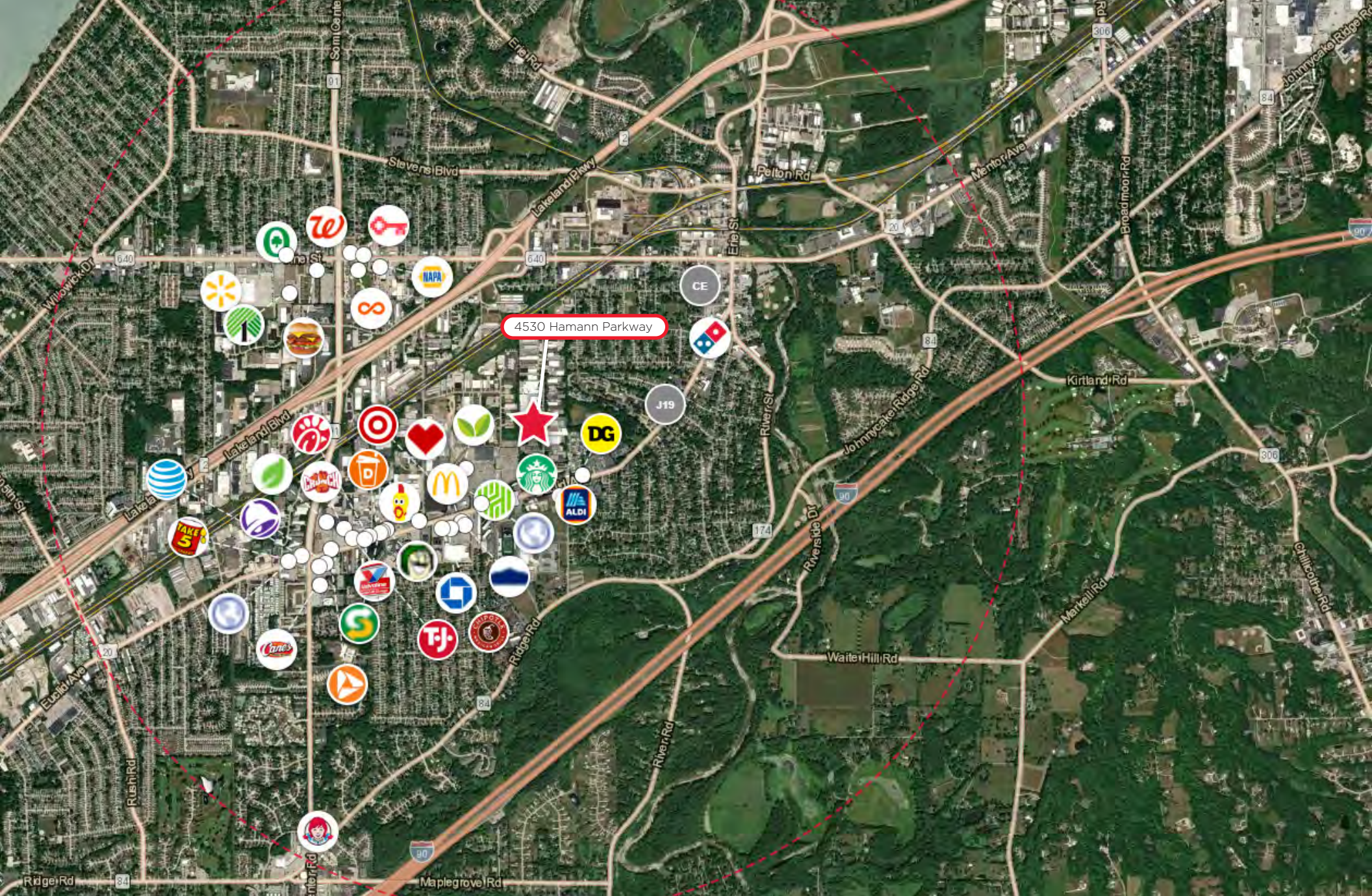
Willoughby, Ohio

Willoughby is an established Lake County community, home to about 24,234 people as of 2025, up roughly 1.5% since 2020. It skews older than a lot of its neighbors, with 24.4% of residents 65 or up. Median household income runs \$71,309, per capita \$45,050. Owner-occupancy sits at 63.4%. On education, 96.2% of adults 25+ finished high school and 36.6% hold a bachelor's degree. That's a sizable household base with solid attainment behind it, and it adds up to steady demand for healthcare, professional services, restaurants, retail, and the usual community-facing commercial mix.

The employment base spreads across healthcare, insurance, education, government, professional services, construction, senior living, and manufacturing. Income-tax withholding data, a good proxy for where people actually work, points to University Hospitals Health System, Progressive Casualty Insurance Company, Willoughby-Eastlake City Schools, Group Management Services, the City of Willoughby, Marous Brothers Construction, HHC Ohio, Ohio Living-Breckenridge, Multistack BAC, and Bescast as the major players. Public and private employers sit side by side here, and that mix keeps demand steady for medical, office, industrial, residential, and service space across town.

Historic Downtown Willoughby drives most of the tourism. It's walkable, it's got locally owned restaurants and bars, boutiques, galleries, festivals, live music, and a nightlife scene that actually draws people out at night. Stella's Art Gallery and the Fine Arts Association cover the cultural side, with theater, concerts, and classes running through the year. For the outdoors crowd, there's Chagrin River Park for trails, fishing, and river access, and the 177-acre Gully Brook Park with its forest, ravines, wetlands, and hiking trails. Add Lake Erie nearby, the Lake County Captains' ballpark, and the Lake Metroparks system, and Willoughby pulls visitors from well beyond its own borders.





116,476

Population
(5 Miles | 2026)

43.3

Median Age
(5 Miles | 2026)

55,114

Households
(5 Miles | 2026)

\$100,804

Average HH Income
(5 Miles | 2026)

4,673

Businesses
(5 Miles | 2026)

55,110

Employees
(5 Miles | 2026)

**4530 HAMANN PARKWAY
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