

Rare Owner-User Flex Warehouse Opportunity

For Sale | 16500 W Sprague Road, Middleburg Heights, Ohio 44130



16500 W Sprague Road

- Rare opportunity to purchase a freestanding Office and Flex product in Middleburg Heights
- Located just 10 minutes from Cleveland Hopkins International Airport
- Perfect building for a full building owner-user or multi-tenant play
- Ability to convert office to more warehouse space
- Move-in ready office space

Sale Price: \$1,050,000

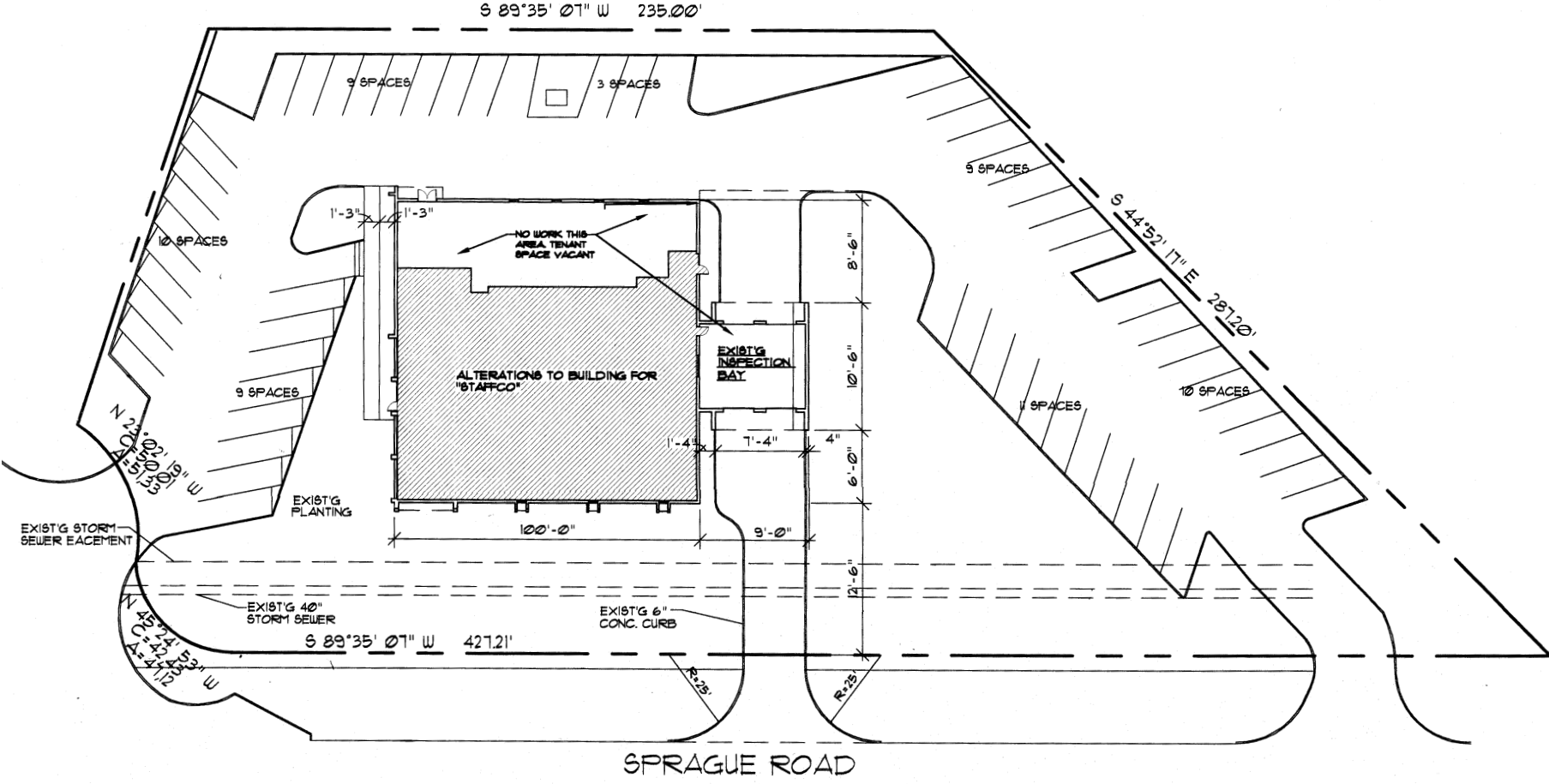


Quick Stats

Parcel #	347-18-005
Building SF	11,080 SF
Office SF	10,000 SF
Warehouse SF	1,080 SF
Drive-In Doors	Four (4) - 8' x 10'
Clear Height	11'
Year Built	1973
Land Area	1.7 Acres
Parking	30 Spaces



Site Plan



[illegible]

Aerial Photos



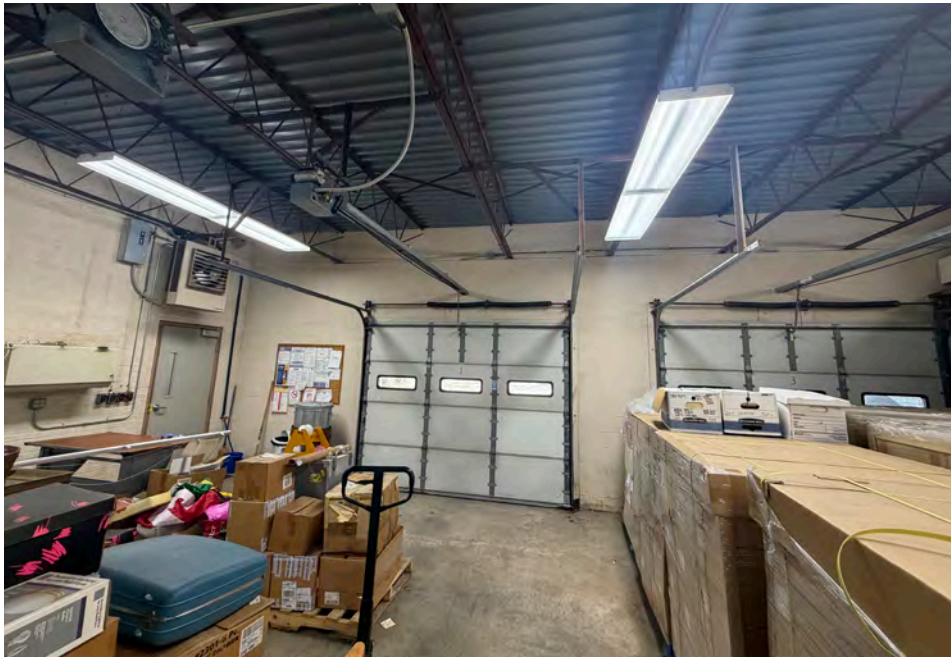
Building Photos



Interior Photos



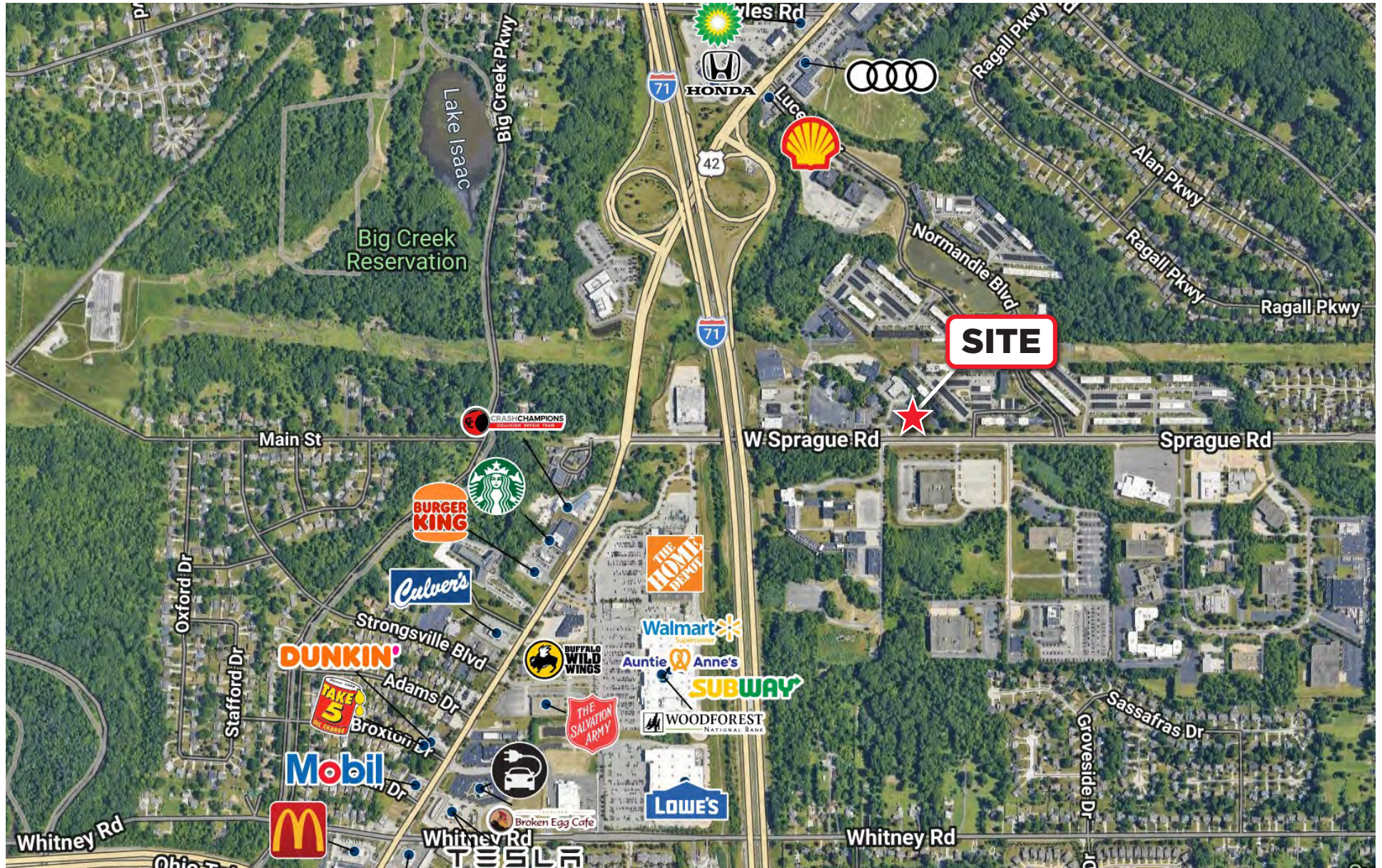
Interior Photos



Interior Photos



Aerial & Demographics



161,391

Population
(2026 | 5-Miles)

44.6

Median Age
(2026 | 5-Miles)

71,223

Households
(2026 | 5-Miles)

\$108,452

Avg. Household Income
(2026 | 5-Miles)

6,086

Businesses
(2026 | 5-Miles)

84,838

Employees
(2026 | 5-Miles)

**16500 W SPRAGUE ROAD
MIDDLEBURG HTS, OHIO 44130**

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