

2,800 SF Industrial Space For Lease

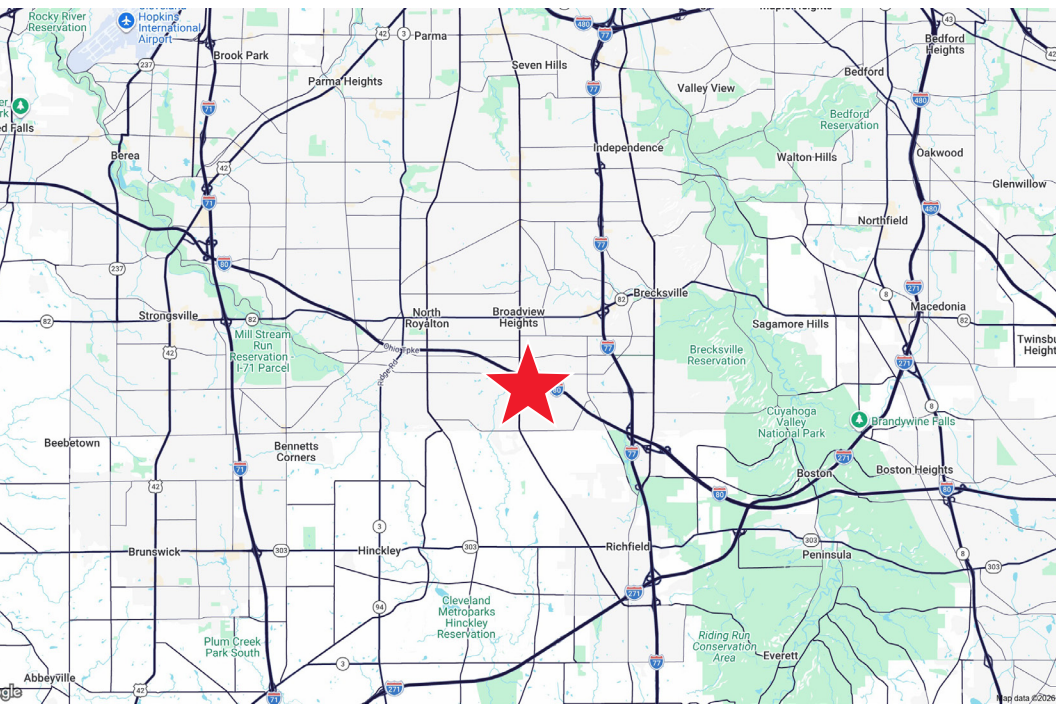
601 Towpath Road, Broadview Heights, Ohio 44147



601 Towpath Road

- 2,800 SF unit in an extremely well maintained multi-tenant industrial building ideal for warehousing, distribution, light manufacturing, or contractor operations
- Equipped with one (1) 10'x12' drive-in door
- Strategically positioned minutes from I-77, I-80 (Ohio Turnpike), and SR-82, providing easy access to Downtown Cleveland (20-minute drive) and direct links to Akron and greater Northeast Ohio

Lease Rate: \$10.00/SF MG
(\$2,334/month + utilities)



Property Highlights

Building Size	25,000 SF
Available Space	Unit D: 2,800 SF 800 SF (Office) 2,000 SF (Warehouse)
Year Built	1999
Land Size	2.66 Acres
APN	585-18-006
Zoning	E-2 Light Industrial
Clear Height	14'
Docks	0
Drive-In Doors	One (10'x12')
Power	120V/240V/480V
Construction Type	Brick/Block/Metal
Roof	Flat
Deck	Metal
Floor	Concrete
Lighting	LED
A/C	Office
Heat	Overhead Gas Unit
Sprinkler	No
Parking	Ample

Floor Plan | Unit D: 2,800 SF



Photos



Aerial | APN: 585-18-006





About Broadview Heights

Broadview Heights is a thriving Cleveland suburb that combines a strong business environment with convenient regional accessibility and a high quality of life. Located approximately 15 miles south of downtown Cleveland in Cuyahoga County, the city provides excellent access to I-77, I-480, State Route 82, and the Ohio Turnpike, offering efficient connections throughout the Cleveland-Akron corridor and broader Northeast Ohio. With established neighborhoods, strong schools, extensive parks, and a growing commercial base, Broadview Heights provides an attractive setting for businesses, employees, and investors.

The city benefits from its strategic location between Cleveland and Akron, supported by a diverse mix of professional services, healthcare, manufacturing, retail, and technology companies. Broadview Heights continues to attract investment through its accessible location, available commercial space, and business-friendly environment, making it a desirable location for companies seeking access to Northeast Ohio's workforce and major transportation networks.

Top Employers

Major employers and business anchors in Broadview Heights:

- **Ohio CAT:** Leading Caterpillar equipment dealer serving construction, industrial, utility, and municipal customers throughout Ohio. Its Broadview Heights location provides equipment sales, rentals, parts, and service.
- **Sotera Health:** Global healthcare company headquartered in Broadview Heights, providing sterilization, lab testing, and advisory services to the medical device and healthcare industries.
- **Rumpke:** One of the largest privately owned waste and recycling companies in the United States, providing collection, recycling, and environmental services throughout the region.
- **Ken Ganley Companies:** One of Northeast Ohio's largest automotive dealership groups, with its corporate headquarters in Broadview Heights and a broad portfolio of automotive brands and services.

65,305

Population
(2026 | 5 Mile)

46.2

Median Age
(2026 | 5 Mile)

27,333

Households
(2026 | 5 Mile)

\$151,159

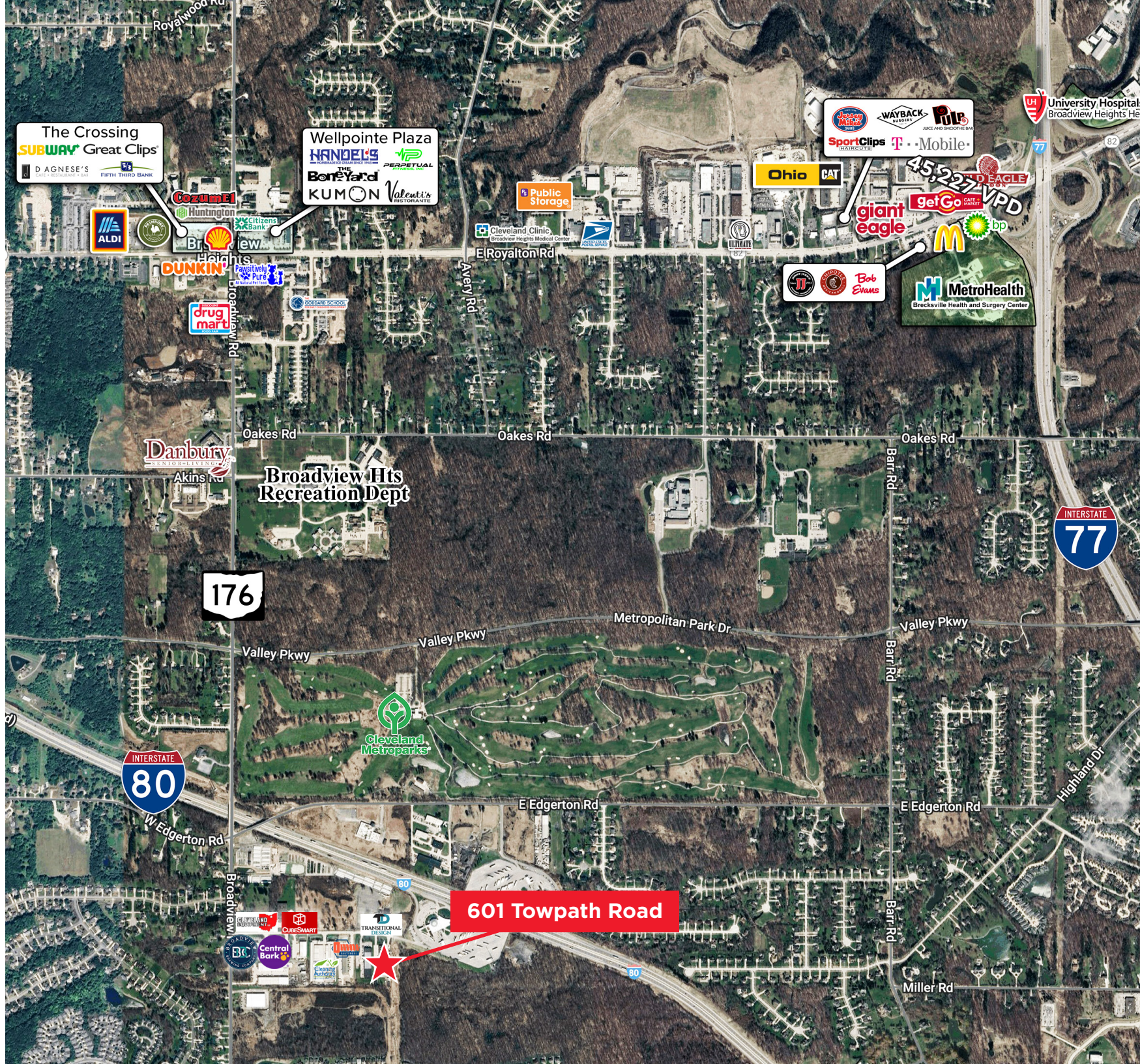
Household Income
(2026 | 5 Mile)

2,626

Total Businesses
(2026 | 5 Mile)

27,135

Total Employees
(2026 | 5 Mile)





**601 TOWPATH ROAD
BROADVIEW HEIGHTS, OH 44147**

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