

New Construction Flex Space Available

For Lease | 8612-8618 Mayfield Road, Chesterland, Ohio 44026



8612-8618 Mayfield Road

- Unique new construction opportunity for lease in the heart of Chesterland
- Flexible size options ranging from 2,100 SF to 6,300 SF
- Ideal for a variety of uses including light manufacturing, contractors, warehousing and distribution, service companies, showroom and wholesale operations, and high-tech flex/R&D spaces
- Office space built-to-suit tenant-specific needs
- Prime visibility and access along Chesterland’s primary commercial corridor (US-322 / Mayfield Road), offering direct east-west connectivity between I-271 and Geauga County

Availability

SUITE	TOTAL SF	OFFICE SF	MAX. CONTIGUOUS	DID	CLEAR
8614	2,100 SF	To Suit	6,300 SF	One (1)	16'
8616	2,100 SF	To Suit	6,300 SF	One (1)	16'
8618	2,100 SF	To Suit	6,300 SF	One (1)	16'

Lease Rate: \$9.00/SF/Year NNN

Estimated NNNs: \$2.35/SF/Year



Quick Stats

Building SF	8,400 SF
Building Class	Class-A
Year Built	2026
Clear Height	16'
DID	Three (3) - 12' x 12'
Roof Type	Shingle
Deck Type	Metal
Floor Type	Concrete
Lighting	LED
Heat	Overhead Gas
Sprinkler	No

Floor Plan



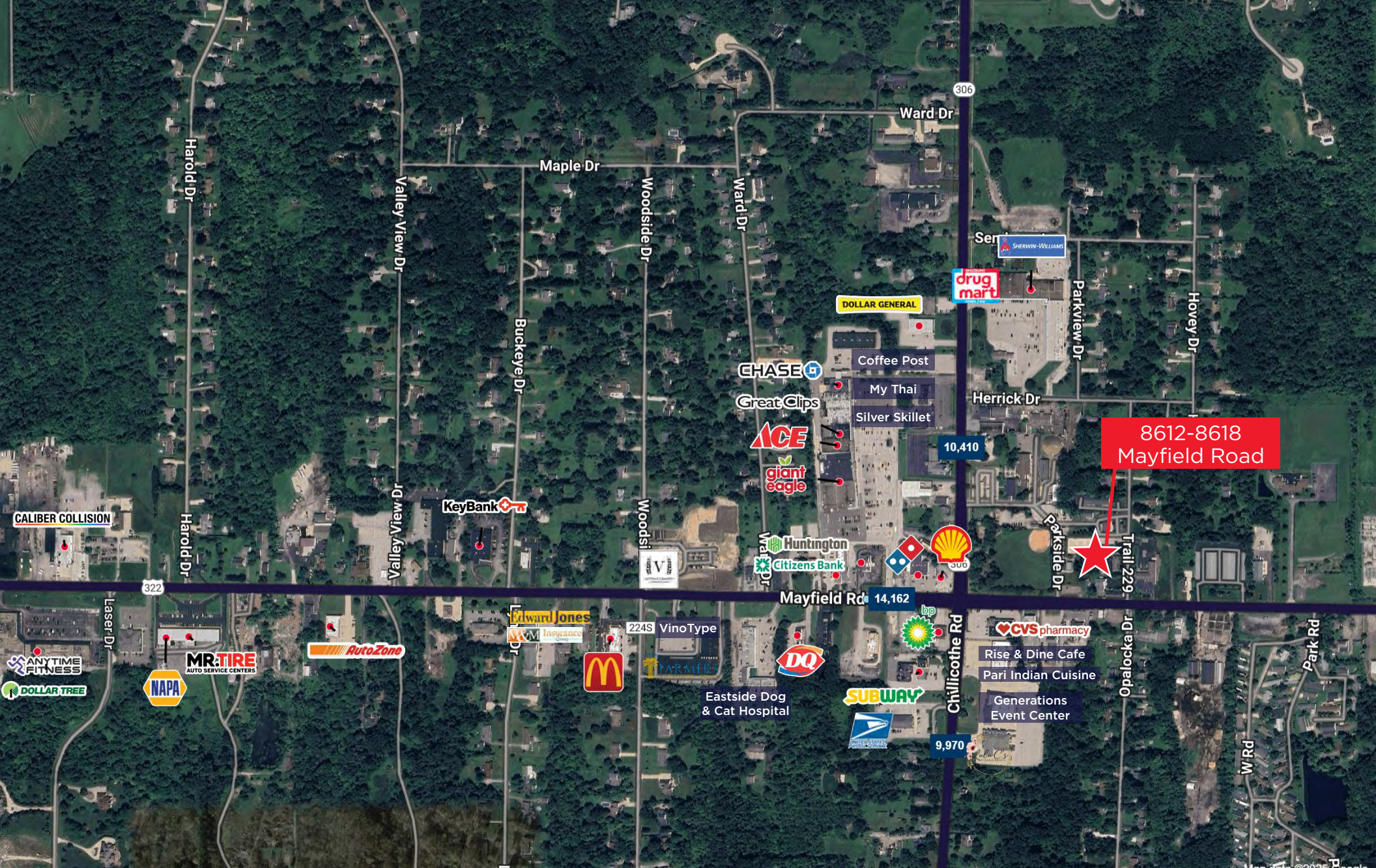
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Photos



Photos





23,408

Population
(2026 | 5-Miles)

49.0

Median Age
(2026 | 5-Miles)

9,403

Households
(2026 | 5-Miles)

\$186,982

Household Income
(2026 | 5-Miles)

945

Total Businesses
(2026 | 5-Miles)

7,104

Total Employees
(2026 | 5-Miles)



Chesterland, Ohio

Chesterland, located in Chester Township in Geauga County, is a semi-rural community east of Cleveland known for its scenic countryside, family-friendly atmosphere, and strong community ties. The area combines rolling farmland and wooded neighborhoods with easy access to city conveniences, making it a desirable place to live for those who enjoy both quiet surroundings and proximity to Cleveland. With roots dating back to the 19th century, Chesterland is proud of its history while also offering modern amenities, outdoor recreation, and local attractions that highlight its small-town charm.

Top Employers Nearby

Employer	Company Type / Industry	Estimated Employees	Notes on Employee Count
Eaton Corporation	Diversified Industrial Manufacturing	94,400	Global employee count
Parker Hannifin	Motion and Control Technologies	62,700	Global employee count
Cleveland-Cliffs	Vertically Integrated Steel Producer & Mining	30,000	U.S. and Canadian operations
Lincoln Electric	Welding Products and Advanced Manufacturing	11,000	Global employee count
Swagelok Co.	Fluid System Solutions Manufacturer	10,000	Global employee count
ASM International	Semiconductor Process Equipment Manufacturing	4,500	Global employee count
Aerotech Enterprise Inc.	Precision Machining & Contract Manufacturing	729	Global employee count
Patterson Farms, Inc.	Agriculture / Farm Market & Hospitality	50	Local employee count
Millstone Management Group	Commercial General Contractor	50	Local employee count
Kobella Plumbing Heating Cooling	Residential Plumbing and HVAC Services	25	Local employee count
Bloom Brothers Supply Co.	Plumbing & Appliance Supplier	19	Local employee count

**8612-8618 MAYFIELD ROAD
CHESTERLAND, OHIO 44026**

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