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CUSHMAN & WAKEFIELD | CRESCO Real Estate

40.56 ACRES FOR SALE

CORPORATE OWNED LAND & ASSETS

28800 CLEMENS ROAD, WESTLAKE, OHIO 44145

28880 CLEMENS ROAD

WESTLAKE, OH 44145

OVERVIEW

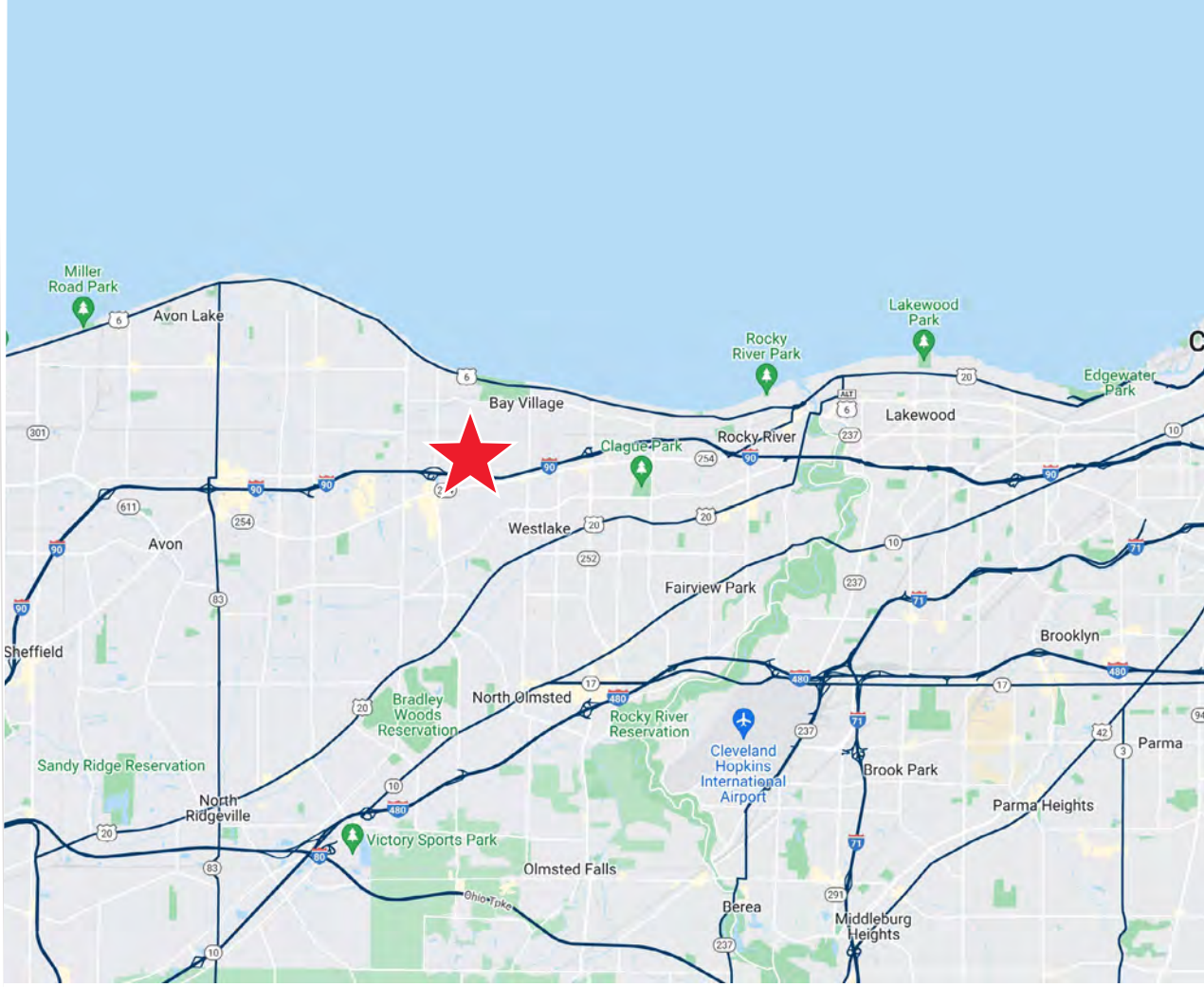
- Rare industrial development opportunity in Westlake, Ohio
- Corporate owned industrial land totaling 40.56 acres plus a 23,519 SF office laboratory building
- Located directly off I-90 at the Crocker Road exit, providing a strategic location for interested businesses

AVAILABLE SPACE

40.56 acres plus a 23,519 SF building

SALE PRICE

$4,200,000



DEMOGRAPHICS

130,942 Population (2024 | 5 Mile)	**43.4** Median Age (2024 | 5 Mile)	**55,496** Households (2024 | 5 Mile)
$107,699 Household Income (2024 | 5 Mile)	**5,713** Total Businesses (2024 | 5 Mile)	**61,016** Total Employees (2024 | 5 Mile)

PARCEL MAP

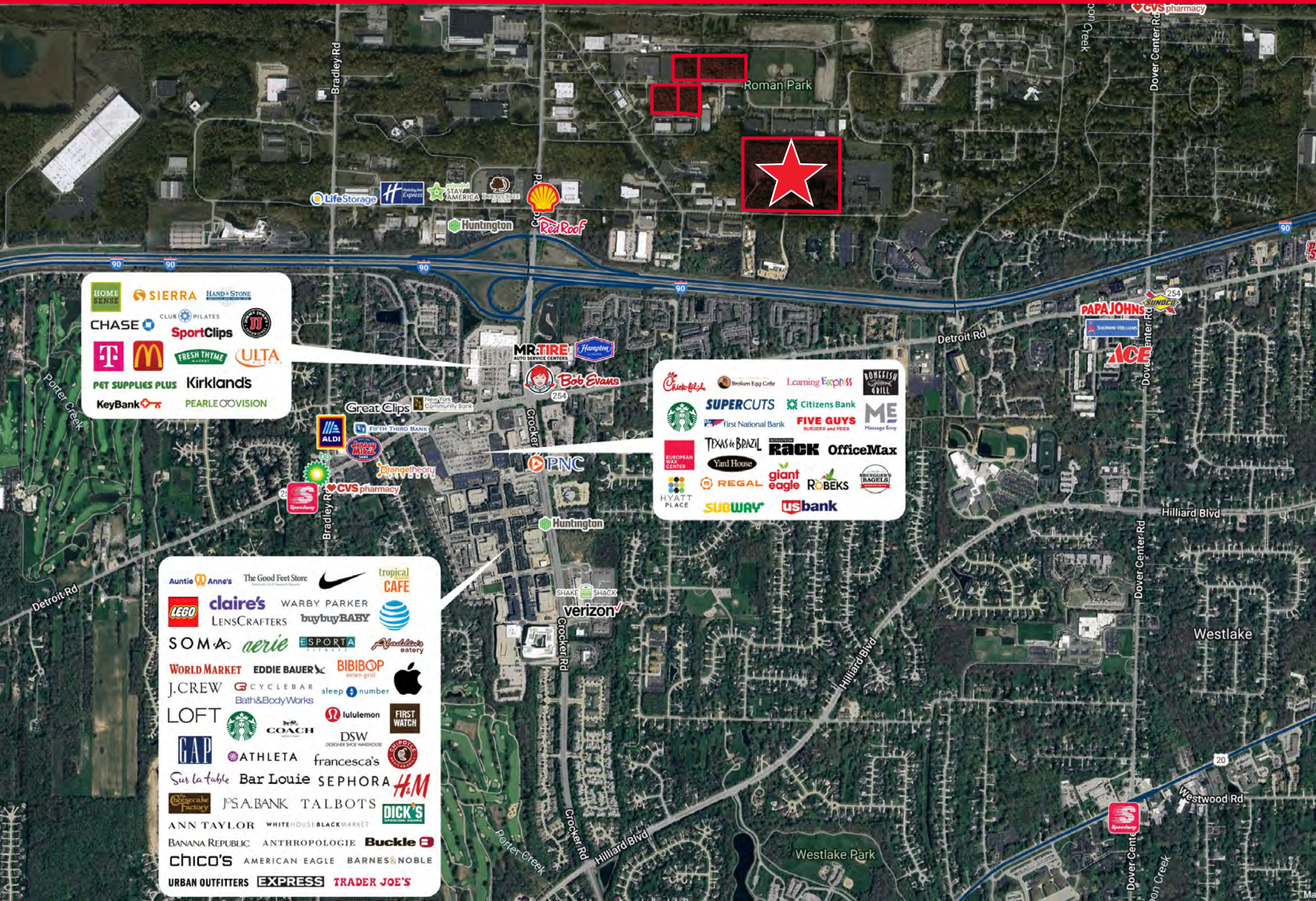
212-01-011
2.00 AC
Zoned
Industrial
212-01-013
4.56 AC
Zoned Industrial
212-06-009
2.52 AC
Zoned
Industrial
212-06-010
2.67 AC
Zoned
Industrial
212-07-002
28.81 AC
23,519 SF Building (28800 Clemens Road)
Zoned Office Laboratory
Roman Park
Ranney Pkwy
Bassett Rd
Koyo Dr
Clemens Rd

28800 CLEMENS ROAD

BUILDING PHOTOS

AED
TWIST
QUENCHERS

MARKET AMENITIES



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