

# Industrial Flex Space Available

For Lease | 34675 & 34525 Melinz Parkway, Eastlake, Ohio 44095





## UNDER NEW OWNERSHIP!

### 2025 BUDGETED UPGRADES

- Exterior painting
- Monument signage
- Parking lot improvements
- Comprehensive landscaping overhaul
- LED lighting & interior painting
- Commencing spring 2025

### PROPERTY HIGHLIGHTS

- Excellent highway access to I-90, OH-2, and I-271
- 18' ceiling heights allow for flexible storage
- All units come with full-size dock-high door
- Multiple units with fully air-conditioned warehouse
- Community incentives available
- Heavy power available with the ability to add more

### LEASE RATE

\$8.50/SF MG

### EASTLAKE, OH

Population	Businesses	Median Age	Average HH Income
17,486	630	44.7	\$82,012

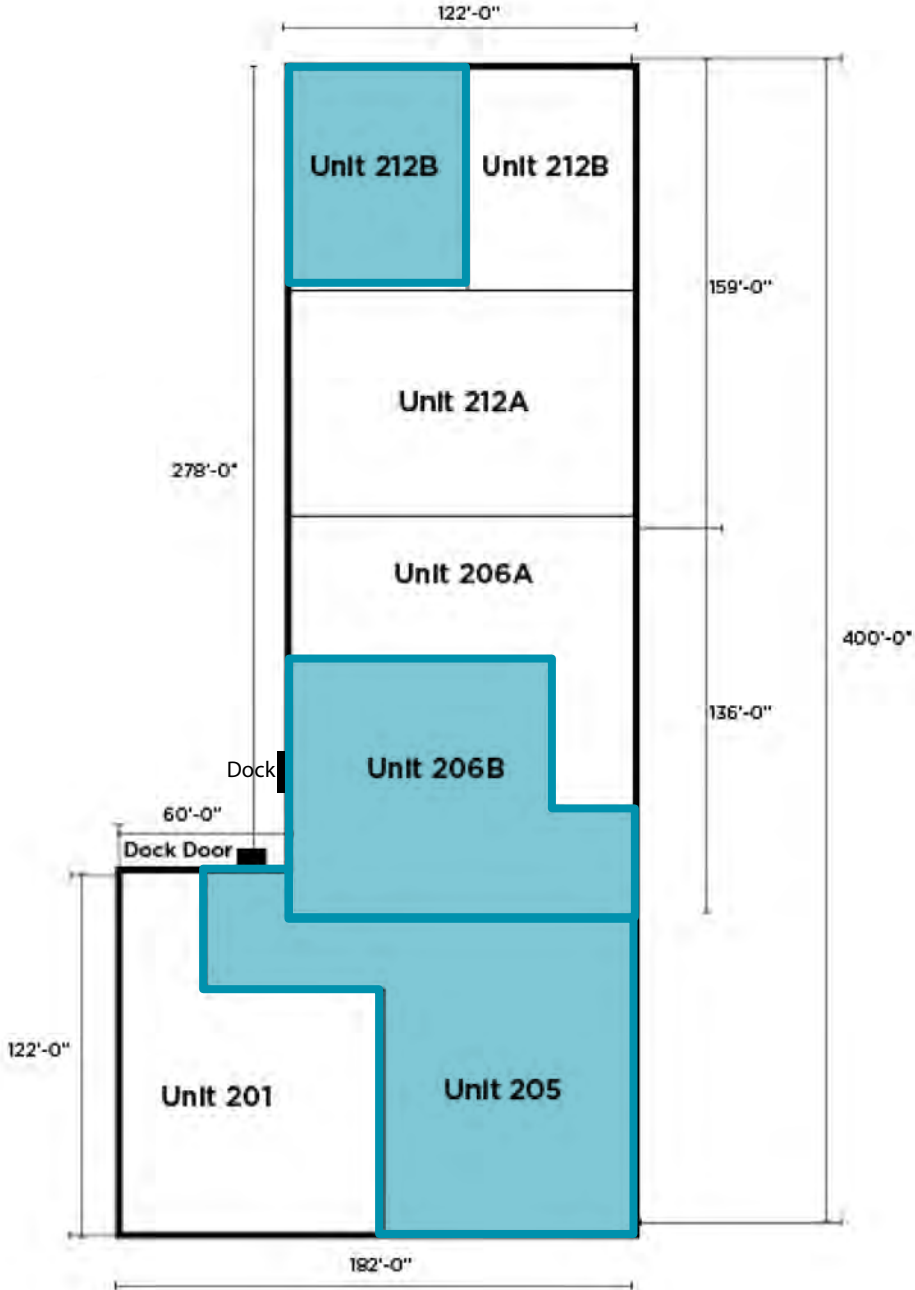
## Building Stats

<b>Total Building Size:</b>	106,339 SF	<b>Drive-in Doors:</b>	One (1)
<b>Parcel #:</b>	34-A-003-0-00-047-0	<b>Primary Use:</b>	Flex
<b>Land Size:</b>	7.00 AC	<b>Construction:</b>	Brick
<b>Year Built:</b>	1947	<b>Sprinkler:</b>	Yes
<b>Docks:</b>	34525: Nine (9) 34675: Ten (10)		

# 34525 Melinz Parkway

## Availability

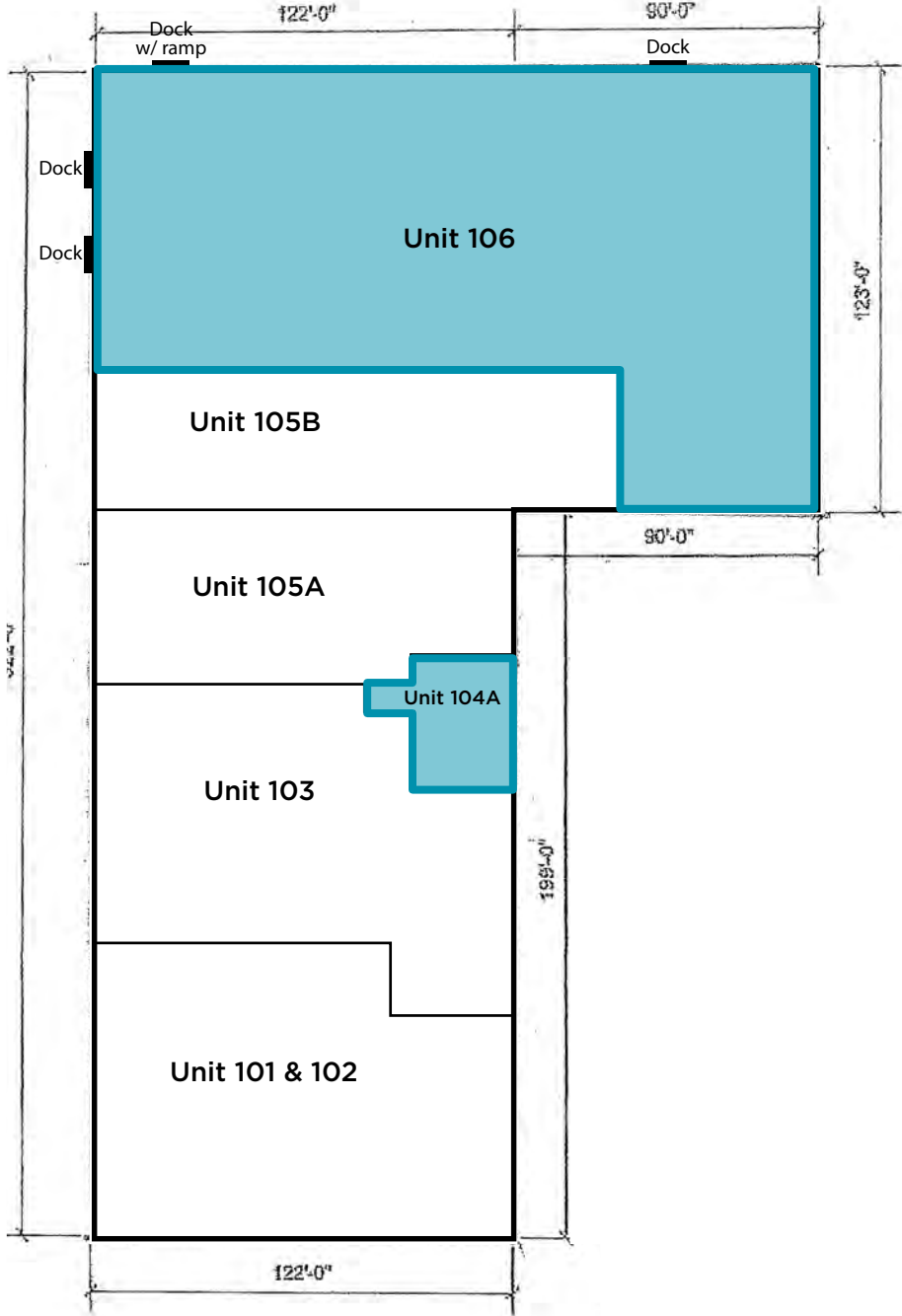
UNIT	TOTAL SF	DOCKS
205	11,511 SF	One (1)
206B	10,001 SF	One (1)
212B	4,520 SF	One (1)



# 34675 Melinz Parkway

## Availability

UNIT	TOTAL SF	DOCKS
104A	1,443 SF	-0-
106	19,914 SF	Four (4)





91

VINE STREET

Citizens Bank

DISCOUNT drug mart  
FOOD FAIR

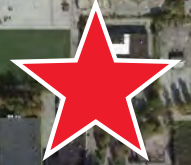
Walmart

CLASSIC PARK

HARBOR FREIGHT

Aladdin Rents

The John F. Gallagher Co.  
Mechanical Contractors



FOUR POINTS  
BY SHERATON

LAKELAND FREEWAY



andrews motors

E. 337TH ST

CURTIS BLVD



BEIDLER RD

Ohio Sports and Fitness

BUD  
Bud Industries, Inc.

WOODHILL  
SUPPLY, INC.



presrite

91

Marc's  
Fresh. Savory. Sweet. Live.

Valvoline  
Instant Oil Change

Panera  
BREADS

giant eagle TARGET STARBUCKS COFFEE BUFFALO WILD WINGS

GameStop FAMOUS Jersey Mike's SUBS BJS WHOLESALE CLUB

footwear Party City Office Max Red Robin



H&R BLOCK

Chick-fil-A

JET'S PIZZA

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KeyBank

TJ-maxx

PNC

MOMENTIVE

Bros.



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