



**SEQUOIA
REALTY**

"Northeast Ohio's Commercial Broker"
7311-B Mentor Avenue, Mentor, Ohio 44060
visit us at: www.SequoiaRealty.com



For Sale or Lease New Construction Opportunity Industrial Flex Units

36110 Lakeland Blvd.
Eastlake, OH 44095

- **Now Pre-Leasing for Spring 2027 Delivery**
- **Proposed 22,000 Sq. Ft.**
- **Minimum Divisible 2,000 Sq. Ft. up to 22,000 Sq. Ft.**
- **Brand New Construction with Modern Stone, Steel Insulated Building & Pitched Roof**
- **High Bay Flex Spaces with the following specs**
 - **18' Clear Height**
 - **14' Drive-in Doors**
 - **Floor Drains**
 - **240 3 Phase Power**
 - **Tube Gas Heat**
 - **Bathrooms**
 - **Slop Sink**
 - **Office Optional**
- **Corner Lot Located at E. 361st St. & Lakeland Blvd.**
- **Excellent Frontage and Visibility**
- **Visible to 70,000+ Vehicles from SR 2**
- **Eastlake, OH Pro Business Community**
- **Quick Freeway Access**

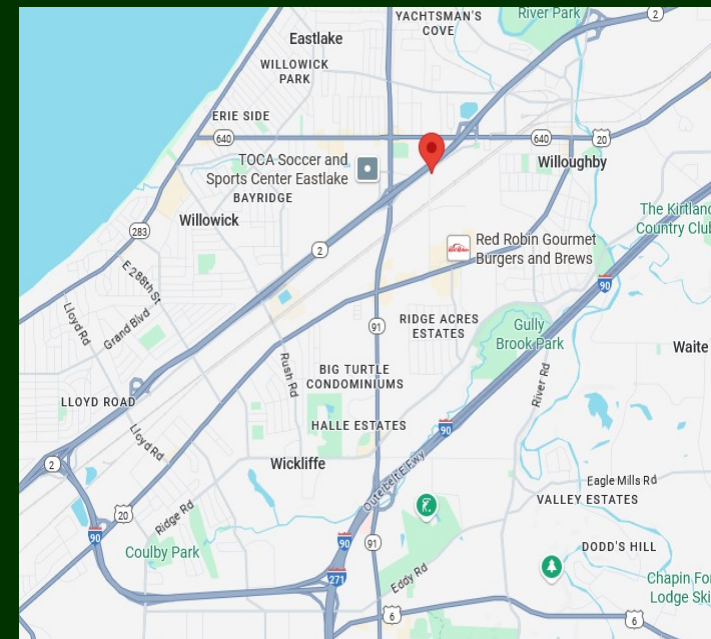
For More Information
Call Patrick Dowd – 216.406.0476

Contact **The RICK FERRIS** Team
Phone: 440.946.8600 ● Fax: 440.953.4500

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Site Map