



Google Maps



Walk-Through



22500 LAKELAND

FOR LEASE

22500 Lakeland Blvd.

Euclid, OH 44132

22500 LAKELAND BLVD EUCLID, OH

This is a fantastic opportunity adjacent to a top performing Sherwin Williams Automotive Finishes location with two drive-in doors and multiple freeway visible signs (2) along I-90 with 120,000 vehicles per day passing the site.

BUILDING HIGHLIGHTS:

PPN: 647-03-001

Land: .418 Acres

Frontage/Property Depth: 166.8'/ 116.6'

Zoned U-6: Industrial and Manufacturing

Building size: 6,000 sf

Year Built: 1987

Ceiling Heights: 14'

Example Uses: Financial admin and professional offices, R&D lab and testing, business school, trade school, ambulance service, automobile repair and body shops, auto and truck rental, auto sales and leasing, towing and wrecking, day care*, equipment sales and rent, painting and woodworking, contractor trade facility, welding shop, food and beverage manufacturing, light manufacturing,



SPACE AVAILABILITY NOTES

22500 LAKELAND

- 3,030 sf
- Two 10' garage door(s)
- Entry and rear [side] door
- Two (2) floor drains
- Large open ceiling warehouse
- Reznor Heater and rooftop unit
- One bathroom and one utility sink area
- Between both bay doors is an office area that would be permitted to be removed and further opened



22500 LAKELAND BLVD EUCLID, OH

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Households	4,477	37,701	79,603
2023	10,301	81,816	178,429
INCOME	1 MILE	3 MILE	5 MILE
2023 Average	\$47,686	\$51,048	\$60,755
2023 Median	\$40,194	\$38,355	\$44,689
Housing	1 MILE	3 MILE	5 MILE
Median Home Value	\$62,909	\$90,311	\$122,497

SIZE: 3,030 sf or 51%

TENANT RESPONSIBILITIES:

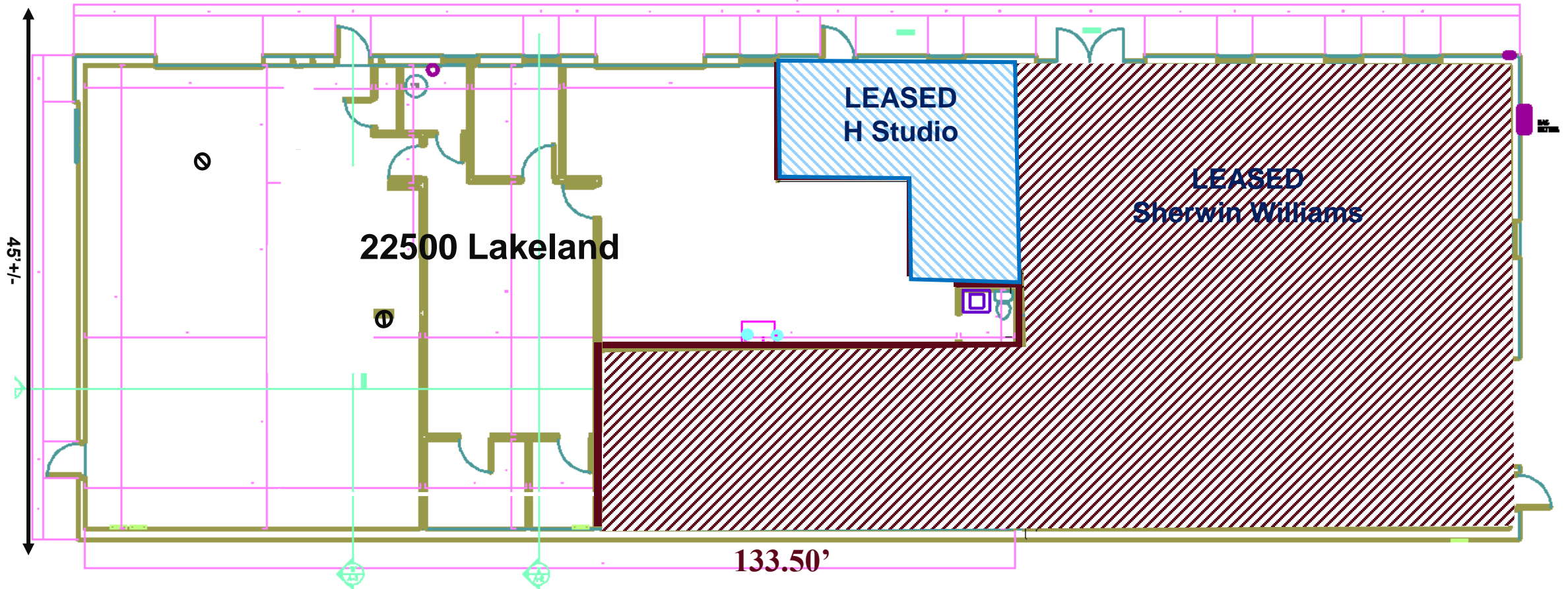
Electric*, gas, trash, pro-rata share of water bill.

-Tenant to maintain interior of premises and HVAC and pay pro-rata share of exterior maintenance



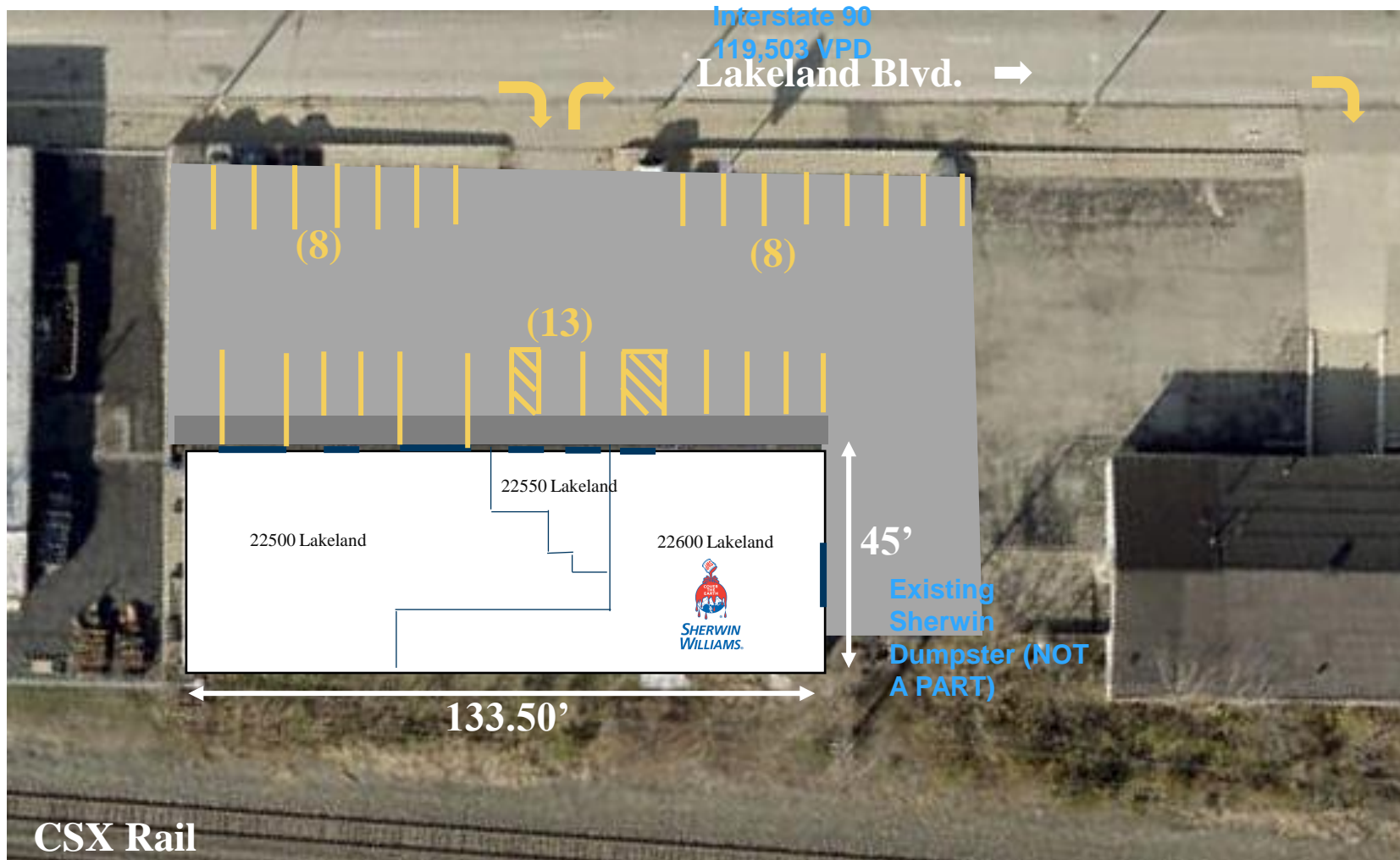


FLOOR PLAN OVERVIEW



*ALL MEASUREMENTS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED BY TENANT

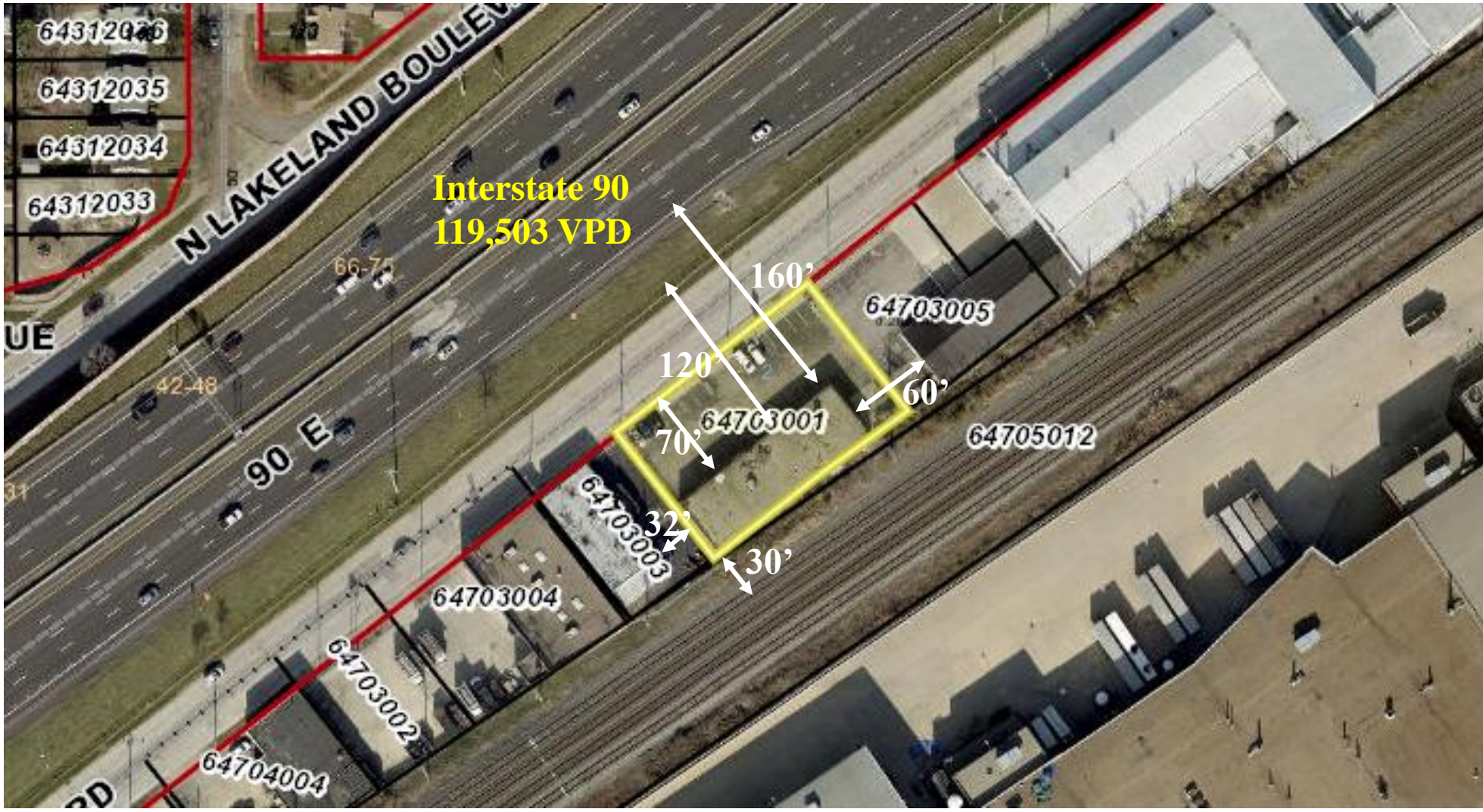
SITE PLAN OVERVIEW



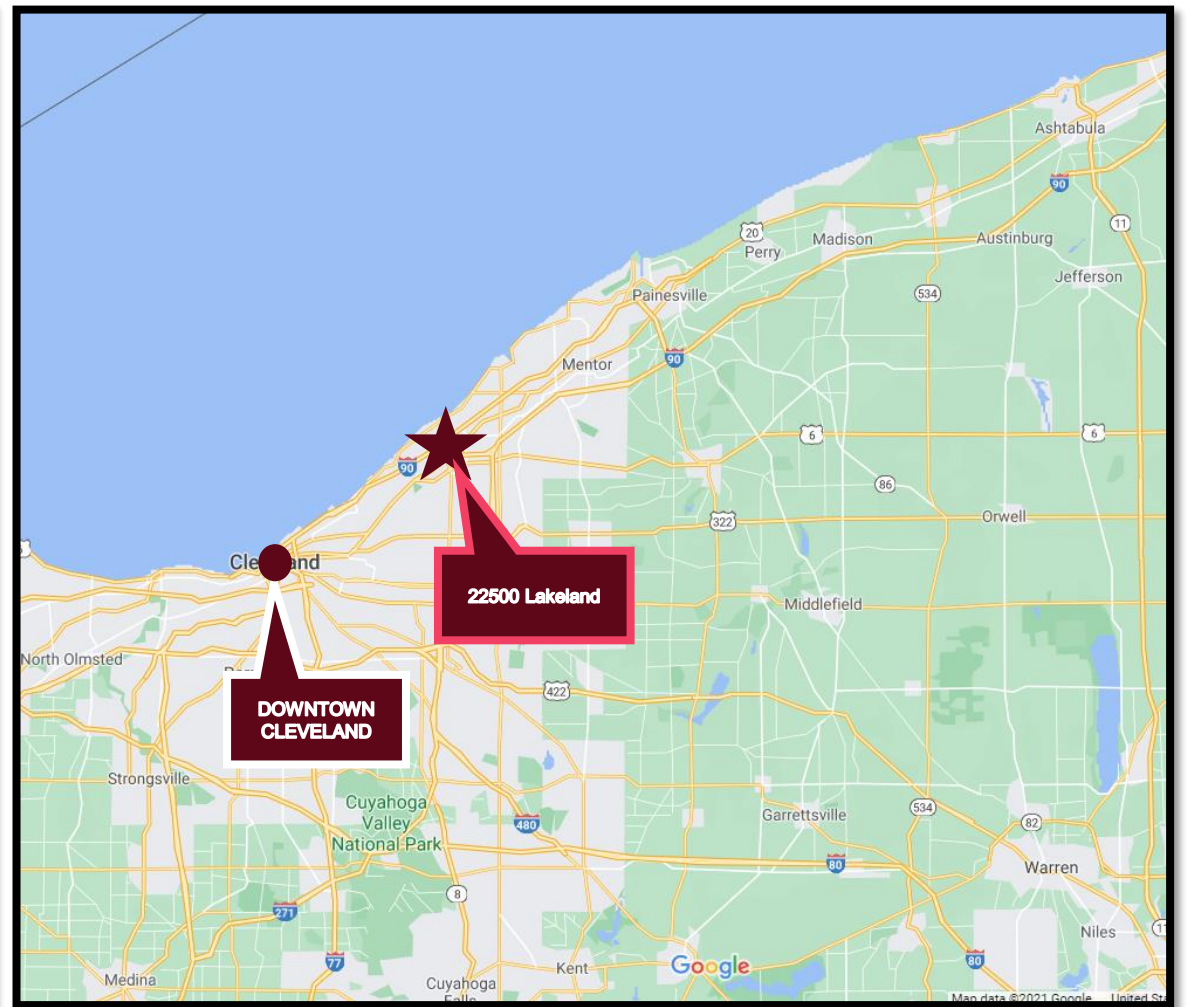
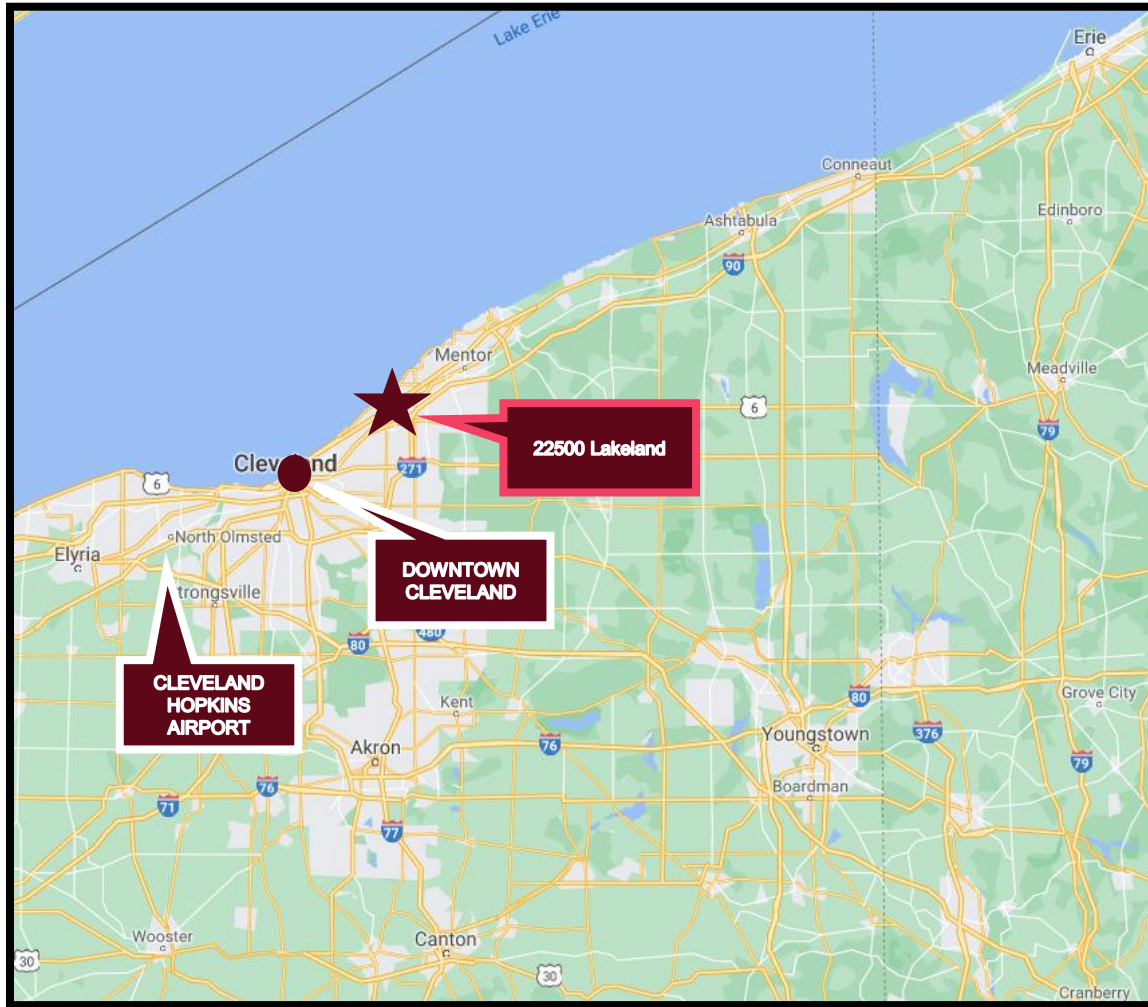
*to be field measured

BUILDING SETBACKS

OVERVIEW



LOCATION MAPPING



FOR MORE INFO

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