

AVAILABLE FOR LEASE COMMERCE PARKWAY WEST BUSINESS PARK

5251-5321 Commerce Parkway W., Parma, OH 44130



OFFERING SUMMARY

Lease Rate:	\$7.50/SF (NN)
Available SF:	5,550 SF
Office Size:	900 SF
Warehouse Size:	4,650 SF
Loading:	2 Drive-In Doors
Estimated Nets:	\$2.00/SF

SPACE OVERVIEW

5,550 SF available October 1, 2025, including 900 SF of office and 4,650 SF of warehouse. The space features two 10' x 10' grade-level drive-in doors. The asking rate is \$7.50/SF NN with estimated nets of approximately \$2.00/SF.

PROPERTY HIGHLIGHTS

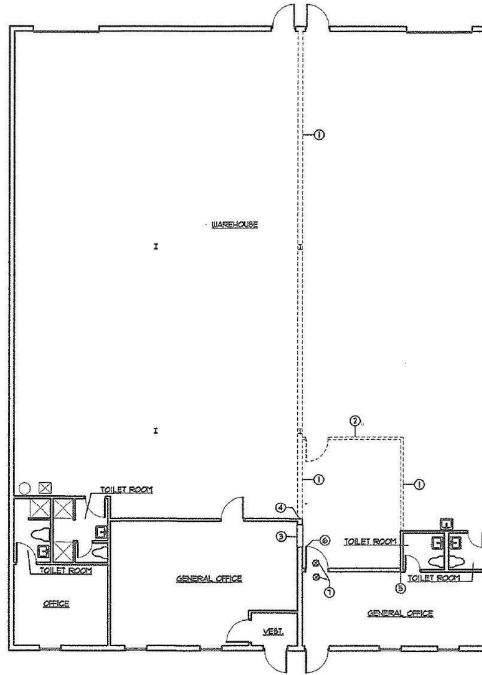
- Masonry Construction
- Ample Parking
- Wet Sprinkler System
- Drive-In Doors
- Professionally Managed
- Excellent Highway Access to I-480
- Dual Light Industrial & Retail Zoning

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	5,550 SF	Lease Rate:	\$7.50 SF/yr

AVAILABLE SPACES

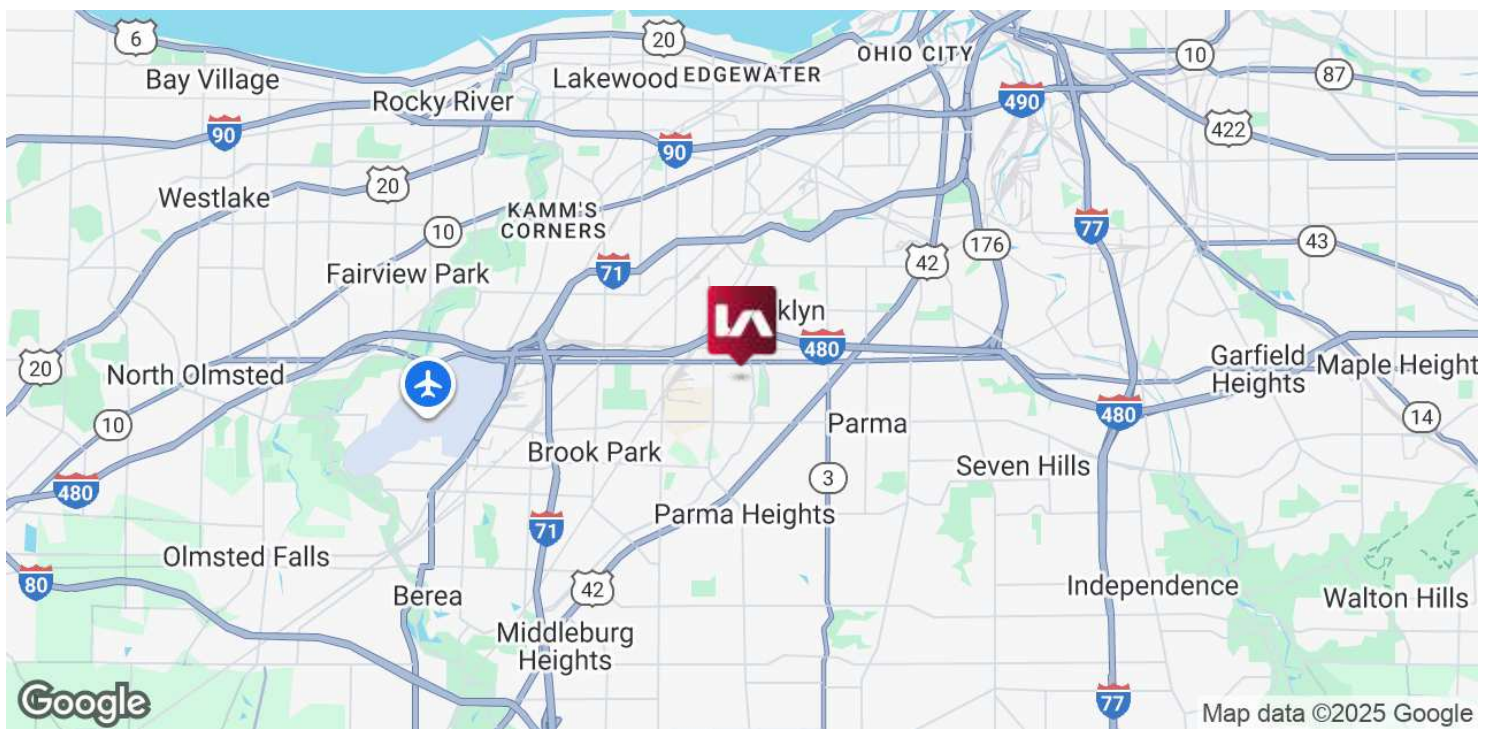
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5275 Commerce Pkwy W	Available	5,550 SF	NN	\$7.50 SF/yr

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