

**AVAILABLE FOR LEASE**  
**UP TO 136,800 SF MANUFACTURING/DISTRIBUTION SPACE**

**8295 Bavaria Road**  
Macedonia, Ohio 44056



**LEASE RATE | \$6.50/SF NNN**

- ▶ LOCATED IN AN INDUSTRIAL PARK SETTING
- ▶ APPROXIMATELY 3 MILES FROM I-271, I-480 AND I-80 (OHIO TURNPIKE)

**NEWMARK**

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## BUILDING FEATURES



### Building Size

136,800 SF

- 79,200 SF with 30' clear heights ( $\pm$ 2,500 SF Office)
- 57,600 SF with 38' clear height ( $\pm$ 2,500 SF Office)



### Parcel Size

7.86 Acres



### Column Spacing

30'x80'



### Docks

13 (9'x10')

- 6 docks on 79,200 SF side
- 7 docks on 57,600 SF side
- All docks have 35,000 lbs mechanical



### Drive-in Doors

2 (12'x14') One on either side of split building



### Dock Area

Fenced in



### Car Parking

25 surface spaces

- 12 for 57,600 SF side
- 12 for 79,200 SF side
- 1 handicap



### Available Space

Building is divisible

- 79,200 SF for lease
- 57,600 SF for lease
- Entire building 136,800 SF for lease



### Utilities

Public water and sewer



### Sprinkler System

ESFR



### Year Built

2003



### Lighting

T-5 Fluorescent (timers for high efficiency)



### Power

480/277 Volt/400 Amp/3 Phase



### Heating

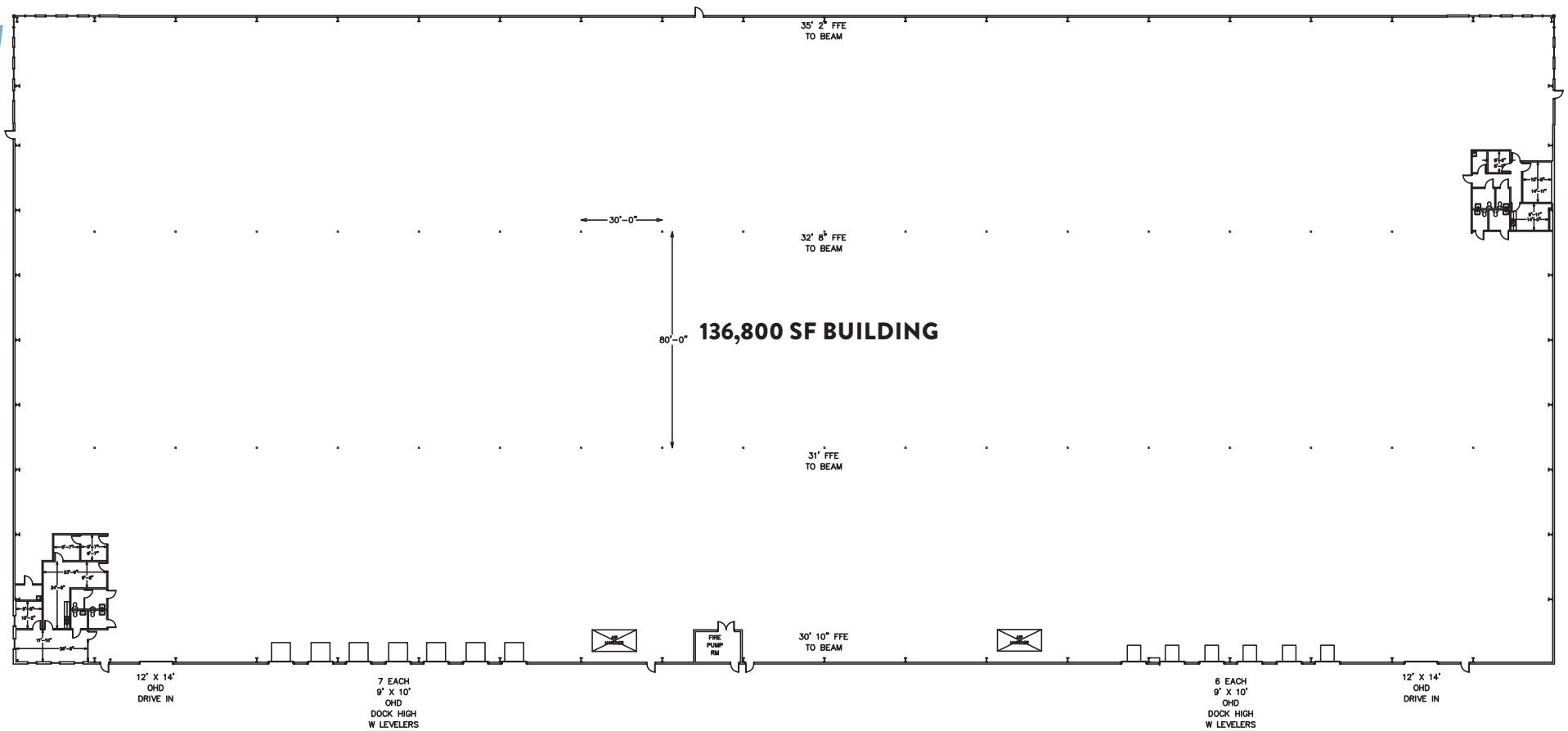
Air Rotation



### Building Availability

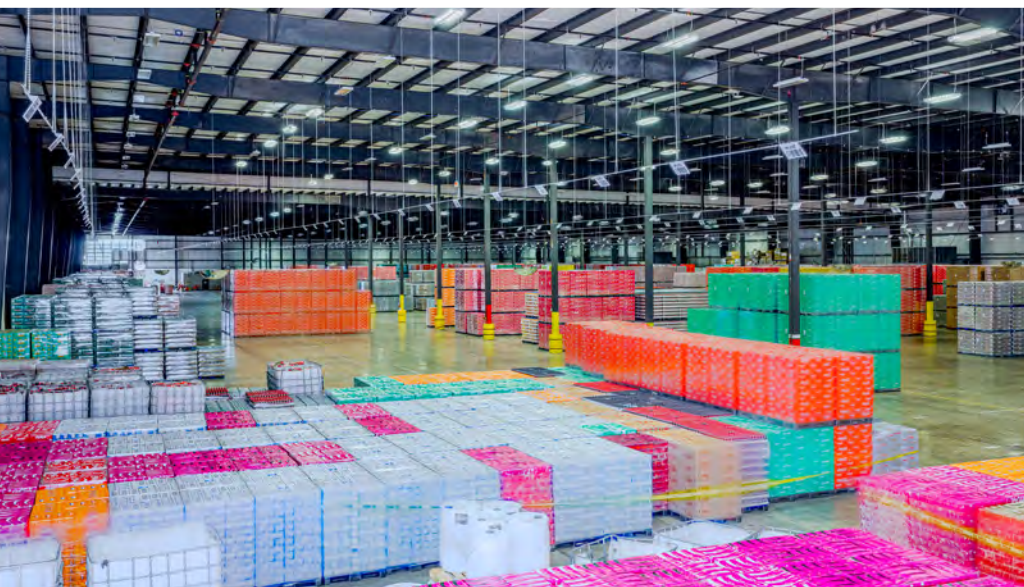
Available September 2026

# FLOOR PLAN



8295 Bavaria Road | Macedonia, Ohio 44056

## INTERIOR PHOTOS



8295 Bavaria Road | Macedonia, Ohio 44056

## EXTERIOR PHOTOS



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## EMPLOYMENT OVERVIEW

(15-MILE RADIUS)

| KEY FACTS                                                                                                                          | EDUCATION                                                                                                                                        | INCOME                                                                                                                                                            | EMPLOYMENT                                                                                                                 |                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <br><b>830,947</b><br>Population                  | <br><b>23.4%</b><br>High School Diploma                         | <br><b>\$76,501</b><br>Median Household Income                                  | <br><b>66.0%</b><br>White Collar        | <br><b>15.4%</b><br>Services            |
| <br><b>42.6</b><br>Median Age                     | <br><b>26.2%</b><br>Some College                                | <br><b>\$50,313</b><br>Per Capita Income                                        | <br><b>18.6%</b><br>Blue Collar         | <br><b>4.4%</b><br>Unemployment Rate    |
| <br><b>354,372</b><br>Households                 | <br><b>42.3%</b><br>Bachelors/Graduate/<br>Professional Degree | COMMUTERS                                                                                                                                                         | BUSINESS                                                                                                                   |                                                                                                                            |
| <br><b>\$63,603</b><br>Median Disposable Income |                                                                                                                                                  | <br><b>15.9%</b><br>Spend 7+ hours<br>commuting to and<br>from work per week | <br><b>34,657</b><br>Total Businesses | <br><b>495,825</b><br>Total Employees |

# INDUSTRY AERIAL



8295 Bavaria Road | Macedonia, Ohio 44056

## MACEDONIA, OHIO LOGISTICS



| LOCATION         | DRIVE TIME (MILES) | DRIVING DISTANCE |
|------------------|--------------------|------------------|
| Cleveland, OH    | 24                 | 30 min           |
| Akron, OH        | 17                 | 22 min           |
| Pittsburgh, PA   | 115                | 1 h 55 min       |
| Toledo, OH       | 125                | 2 h 05 min       |
| Columbus, OH     | 130                | 2 h 10 min       |
| Buffalo, NY      | 210                | 3 h 30 min       |
| Detroit, MI      | 190                | 3 h 00 min       |
| Cincinnati, OH   | 245                | 3 h 55 min       |
| Indianapolis, IN | 320                | 5 h 00 min       |
| Toronto, Canada  | 310                | 5 h 15 min       |
| Chicago, IL      | 365                | 5 h 45 min       |

Macedonia is a business-friendly city in northern Summit County, positioned between Cleveland and Akron—approximately 18–22 miles southeast of Downtown Cleveland and 10–15 miles north of Downtown Akron. With a diversified base of light manufacturing, distribution and logistics, e-commerce fulfillment, and professional services, Macedonia functions as a strategic suburban hub within the broader Cleveland–Akron metropolitan area.

Macedonia's location provides immediate highway connectivity at the I-271/I-480 junction, with quick links to State Route 8 and the Ohio Turnpike (I-80). These connections tie directly into I-90, I-71, and I-77, supporting efficient east–west and north–south freight movement throughout Northeast Ohio and the Great Lakes region.

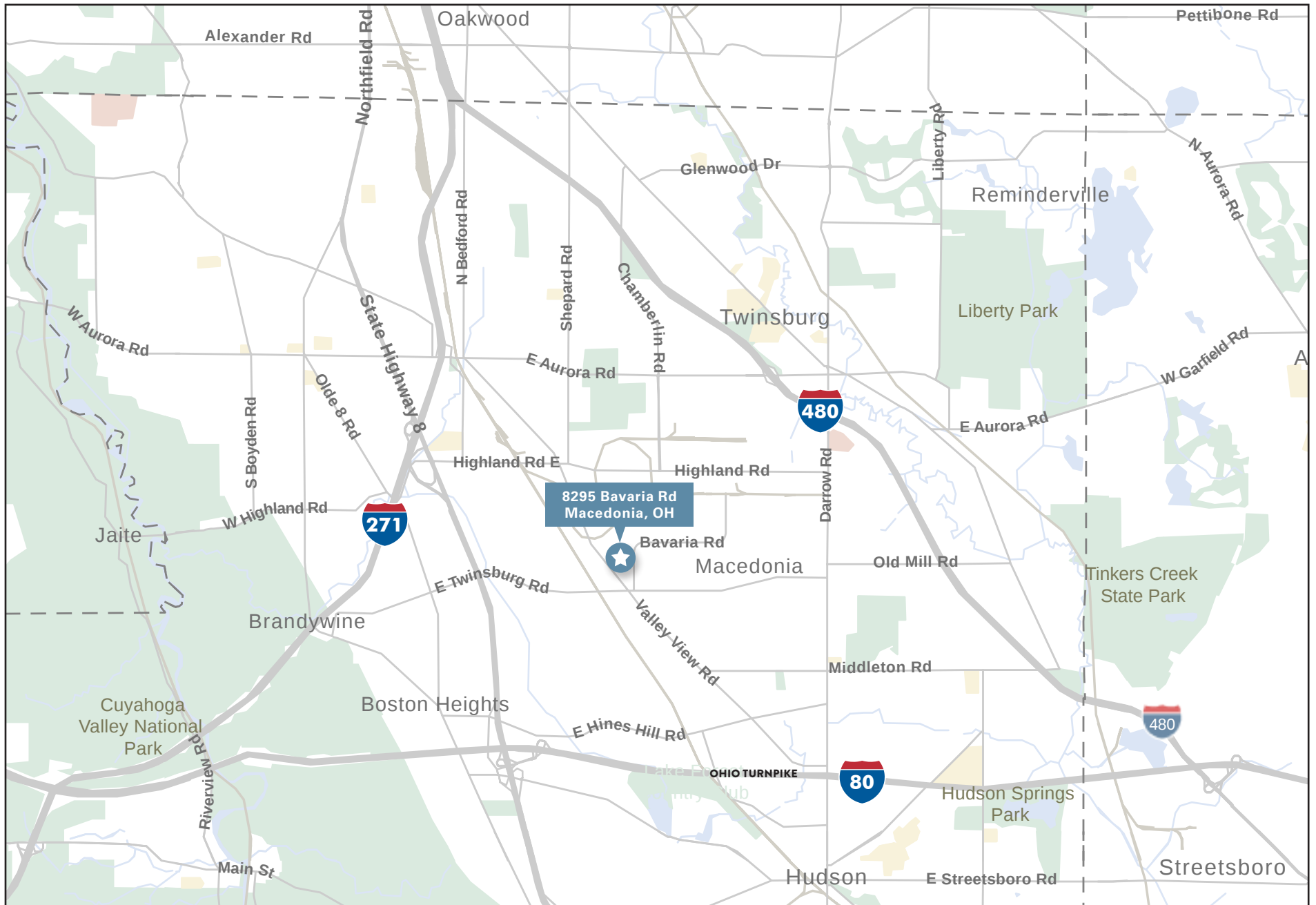
Great Lakes and multimodal logistics are supported by proximity to the Port of Cleveland for general cargo and bulk materials, plus regional rail access via Class I carriers serving Greater Cleveland and Akron. Companies benefit from nearby intermodal facilities in the Cleveland area, enabling flexible long-haul and last-mile freight strategies.

Air connectivity includes access to Cleveland Hopkins International Airport (passenger and air cargo), Akron–Canton Airport (passenger and air cargo), Burke Lakefront Airport (business aviation), and Cuyahoga County Airport (general aviation). From Macedonia, same-day distribution reaches major Midwest and Great Lakes markets including Cleveland, Akron, Columbus, Cincinnati, Detroit, Toledo, Pittsburgh, Chicago, Buffalo, and Toronto.

A deep regional talent pool with strong manufacturing, engineering, and logistics capabilities is supported by nearby institutions such as the University of Akron, Kent State University, Cuyahoga Community College, Stark State College, Cleveland State University, and Case Western Reserve University.

Macedonia is a compelling choice for companies seeking to expand or consolidate operations in Northeast Ohio.

## LOCATION MAP



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