



# Industrial Flex Space

9190 MASSILLON RD, DUNDEE, OHIO 44624

**CBRE**

*For Lease*  
*±5,000 - 15,710 SF*

# Property Overview

This light industrial property offers a strategic advantage for businesses seeking exceptional connectivity and growth potential within Ohio's robust economic landscape. Constructed of steel and situated on a 2.502-acre parcel, the facility includes manufacturing and office space, with six overhead doors, catering to diverse operational needs. Its location boasts high visibility directly on State Route 241, connecting to key areas in northeastern Ohio and with connections to I-77, I-76, and US 30.

The property's location allows access to a local skilled workforce, a critical asset for industrial and manufacturing operations. This property offers a competitive edge by drawing from the local workforce pool of skilled operators. With its convenient access and strategic placement, this facility is ideally suited for companies aiming to optimize their planning, expand manufacturing capabilities, or establish a strong regional presence, providing a significant advantage in Ohio's dynamic industrial market.



## Building Construction

Steel



## Parcel Number

39-00857.000



## Lot Size

2.502 Acres



## Power

±400A / 480V / 3P



## Zoning

Light Industrial



## Lease Rate

\$4.50 NNN



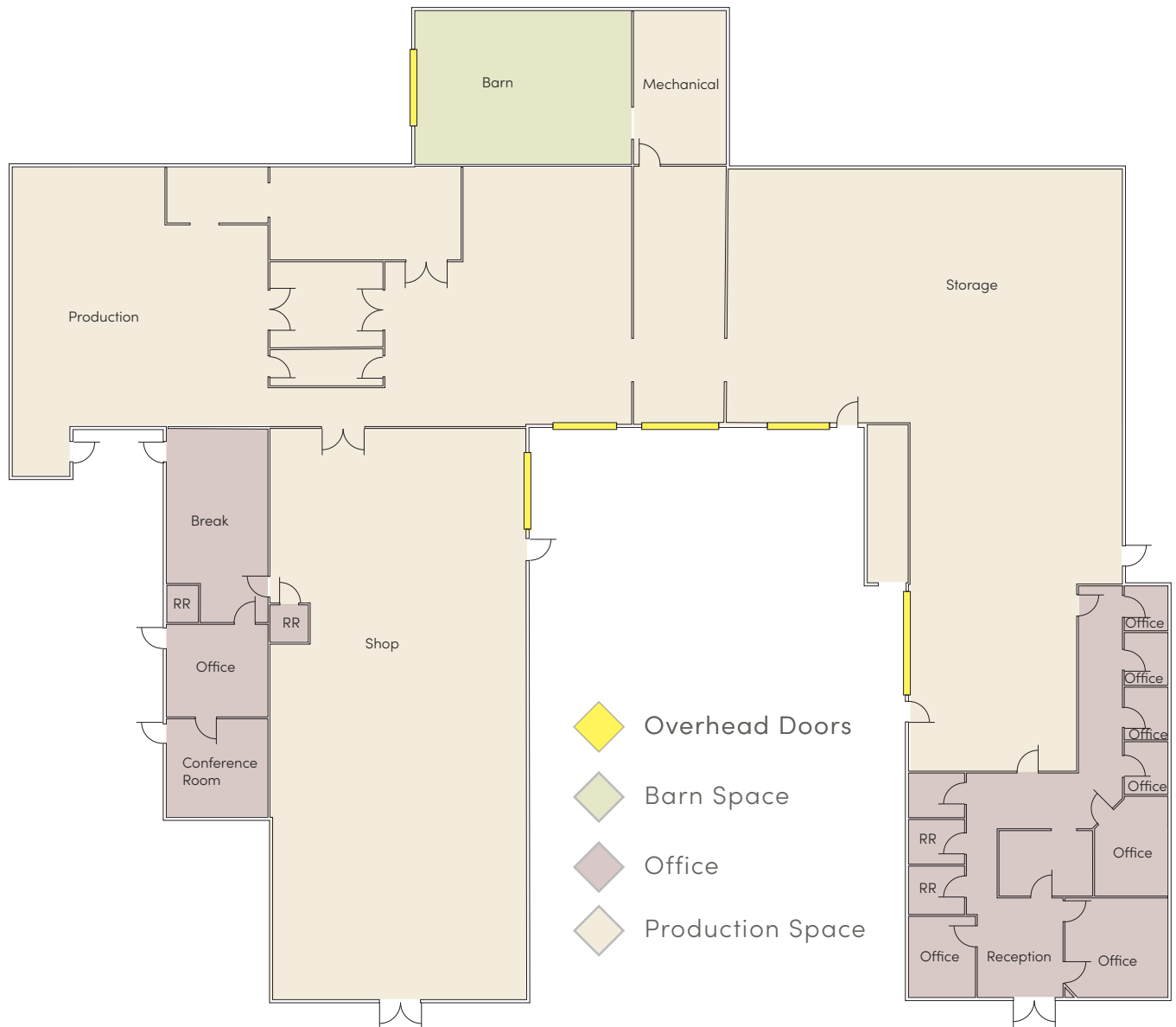
## CURRENT USE:

- MILLWORK / FURNITURE MANUFACTURING

## POTENTIAL USES:

- CABINETSRY / WOODWORKING
- LIGHT MANUFACTURING & ASSEMBLY
- PRECISION MACHINING & MAINTENANCE
- CONTRACTOR / TRADES SHOP

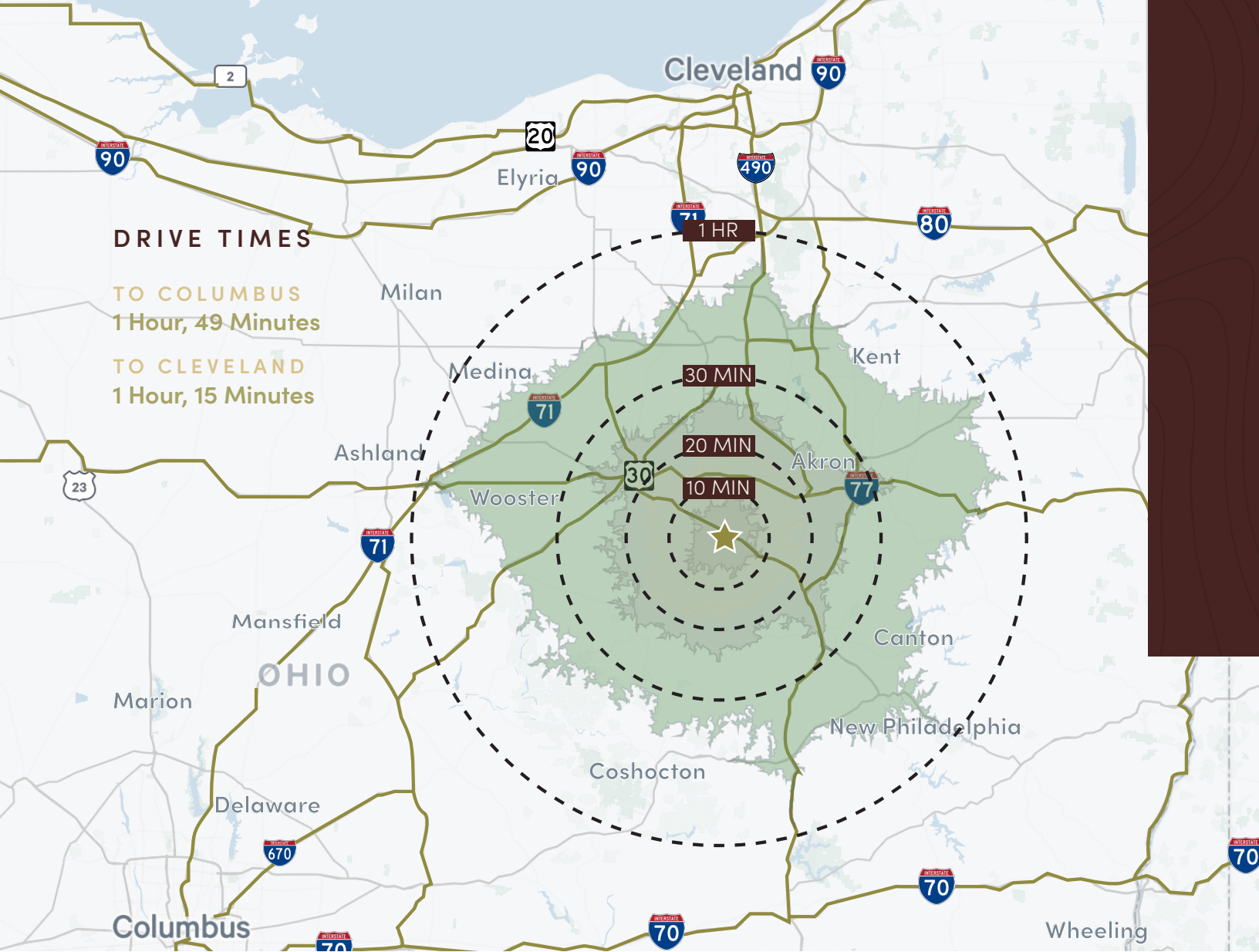
# Floor Plan



## BUILDING HIGHLIGHTS

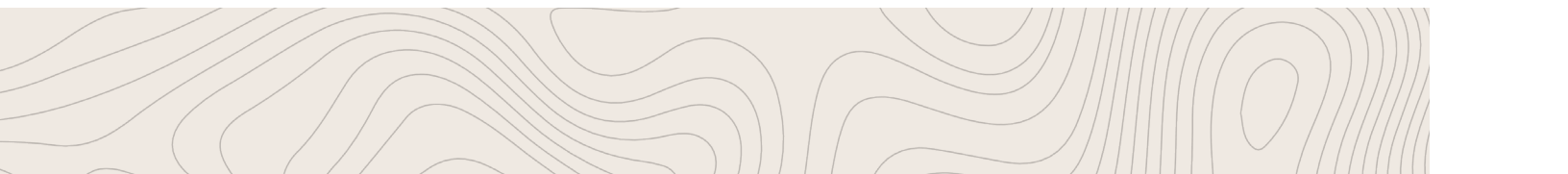
- **Building Size:** ±15,710 SF
- **Office Space:** ±2,700 SF
- **Minimum Contiguous:** 5,000 SF
- **Maximum Contiguous:** 15,710 SF
- **Year Built:** 1973 / 1985 (Addition)
- **Clear Height:** 11' - 15'
- **Overhead Doors:** 6 (Exterior)





# Area Demographics

Drive Time	10 Minute	20 Minute	30 Minute
<b>Place of Work</b>			
2025 Businesses	342	2,511	10,815
2025 Employees	3,273	31,470	144,437
2025 Average Household Income	\$121,028	\$93,689	\$82,817
2025 Households	3,037	26,215	120,886
<b>Population</b>			
2025 Population	11,875	77,469	305,481
2030 Population (5 year Projection)	12,040	77,761	304,227
2025 Daytime Population	11,736	74,606	317,786
2025 Employed Civilian Population 16+	5,080	37,284	148,480





**9190 MASSILLON RD.  
DUNDEE, OHIO 44624**

## **CONTACTS**

### **ANDY FLOWERS**

Associate

+1 330 670 4411

[andy.flowers@cbre.com](mailto:andy.flowers@cbre.com)

### **DEAN BACOPOULOS**

Vice President

+1 330 670 4405

[dean.bacopoulos@cbre.com](mailto:dean.bacopoulos@cbre.com)

### **STEVE LAZARIDES**

First Vice President

+1 330 670 4410

[steve.lazarides@cbre.com](mailto:steve.lazarides@cbre.com)

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.