

Industrial Flex Space Available

For Lease | 2595 Center Road, Hinckley, Ohio 44233



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

2595 Center Road

- Located within a well-maintained industrial complex with excellent access to I-71
- The condo unit features multiple private offices, a conference room, kitchenette, and shop space with drive-in doors
- Low condo fees with an active association!
- Neighbors include the ALDI distribution center, multiple car dealerships, 1st Day School Supplies, and Advance Auto Parts
- Within minutes of multiple service, lodging, dining, and shopping amenities

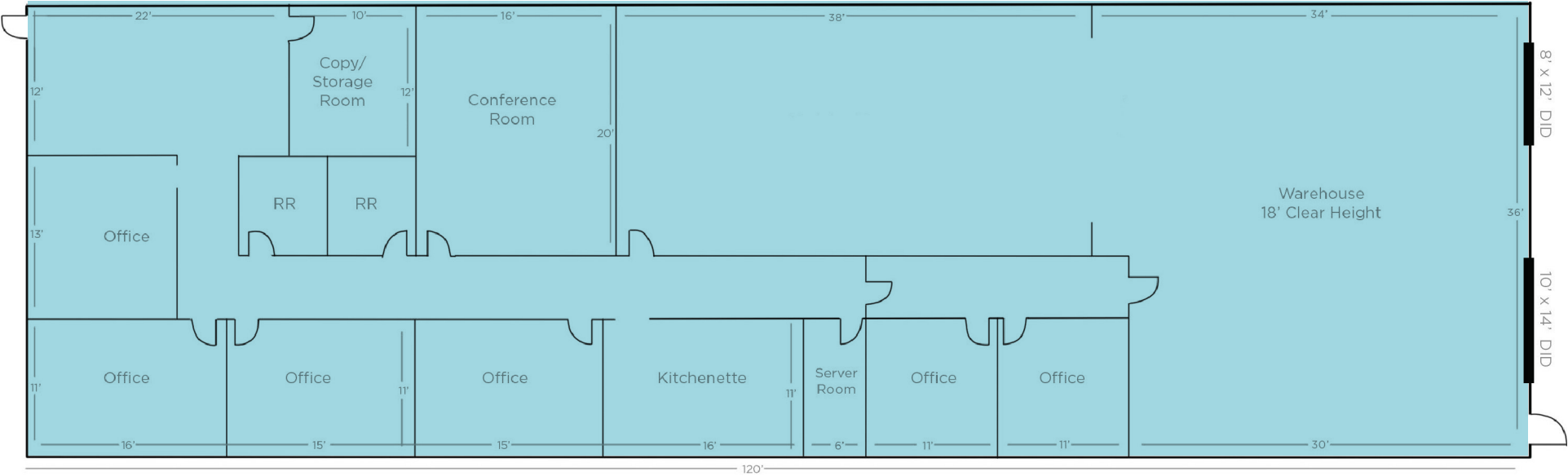
Lease Rate: \$10.00/SF NNN (NNN: \$2.90/SF)



Quick Stats

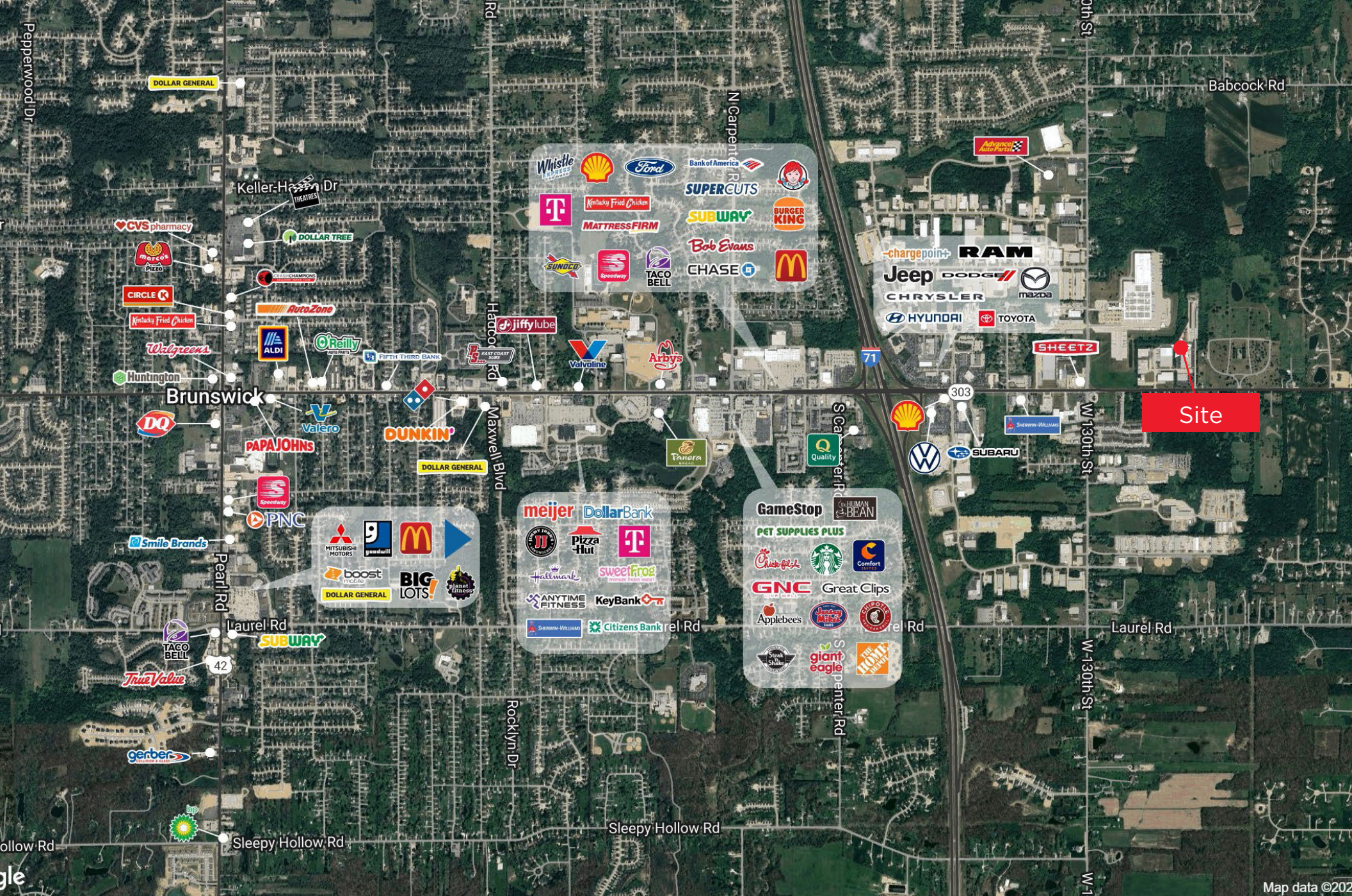
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|----------------|------------------------------------|
| Building Size | 51,959 SF |
| Year Built | 2002 |
| Zoning | I-2 Light Manufacturing/Industrial |
| Clear Height | 18' |
| Drive-In Doors | Two (2) 8'x12' & 10'x14' |
| Lighting | Fluorescent & Metal Halide |
| Heat | HVAC |
| Sprinkler | Wet |

Floor Plan



Availability

| | | |
|--------------------|-----------|--------------|
| Total Availability | Office SF | Warehouse SF |
| 4,320 SF | 2,400 SF | 1,920 SF |



75,541

Population
(2025 | 5 Mile)

43.6

Median Age
(2025 | 5 Mile)

30,022

Households
(2025 | 5 Mile)

\$135,633

Household Income
(2025 | 5 Mile)

2,136

Total Businesses
(2025 | 5 Mile)

16,435

Total Employees
(2025 | 5 Mile)



**2595 CENTER ROAD
HINCKLEY, OHIO 44233**

COLE SORENSON

Associate

+1 216 525 1470

csorenson@crescorealestate.com

BOB GARBER, SIOR

Executive Vice President & Partner Emeritus

+1 216 525 1467

bgarber@crescorealestate.com



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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