

Available For Lease

40,000 - 91,000 SF Industrial Warehouse Distribution Space
30310 Emerald Valley Parkway | Glenwillow, OH 44139



CONTACT:



Terry Coyne
Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker



Claire Coyne McCoy
Director
216.453.3015
Claire.Coyne@nmrk.com
Licensed Real Estate Salesperson

NEWMARK

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Terry **COYNE**.com



Available Space

Warehouse:	77,000 SF
Office:	14,000 SF
Total Available:	91,000 SF



Docks

14 Docks with levelers
2 Drive-in Doors



Clearance Height

28 Feet



Power

2,000 Amps, 440 Volt, 3-Phase



Bay Size

40' x 50'



Lighting

T5 High Output Fixtures



Roof

EPDM ballasted



Construction

Precast Panels with Brick Entries



Automobile Parking

182 Spaces, expandable to 340



Truck Parking

9 Trailer Spaces available for
all tenants use



Foreign Trade Zone

Yes



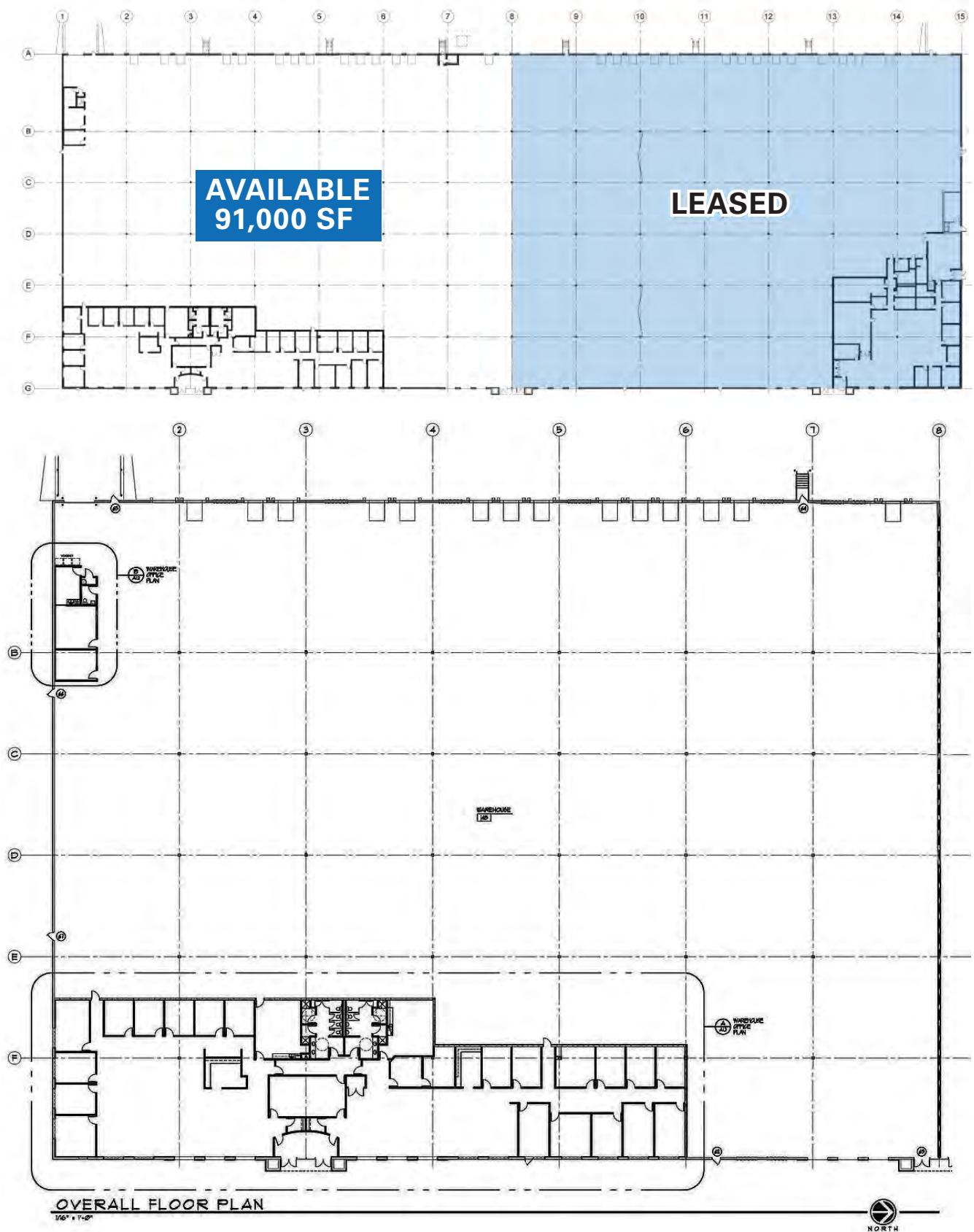
Sprinkler System

ESFR



Freeway Access

Close access to I-480, I-271 and Route 422



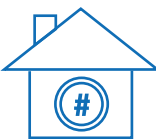




Warehouse Photos



Office Photos

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 946,777 Population	 22.9% High School Diploma	 \$68,127 Median Household Income	 66.5% White Collar	 15.8% Services
 42.2 Median Age	 25.9% Some College	 \$44,614 Per Capita Income	 17.7% Blue Collar	 4.7% Unemployment Rate
 406,459 Households	 41.2% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$57,326 Median Disposable Income		 14.9% Spend 7+ hours commuting to and from work per week	 39,365 Total Businesses	 730,351 Total Employees



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MILLWOOD
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TECHNOLOGIES YEARS

Radix
WIRE & CABLE

30310 Emerald Valley Pkwy.
Glenwillow, OH

Emerald Valley Pkwy

Core-Mark

INTER i DESIGN

SOUTHERN GLAZERS
SG
WINE & SPIRITS

WINE DIRECT

Pettibone Rd

Clopay

WINSTON
NOCO

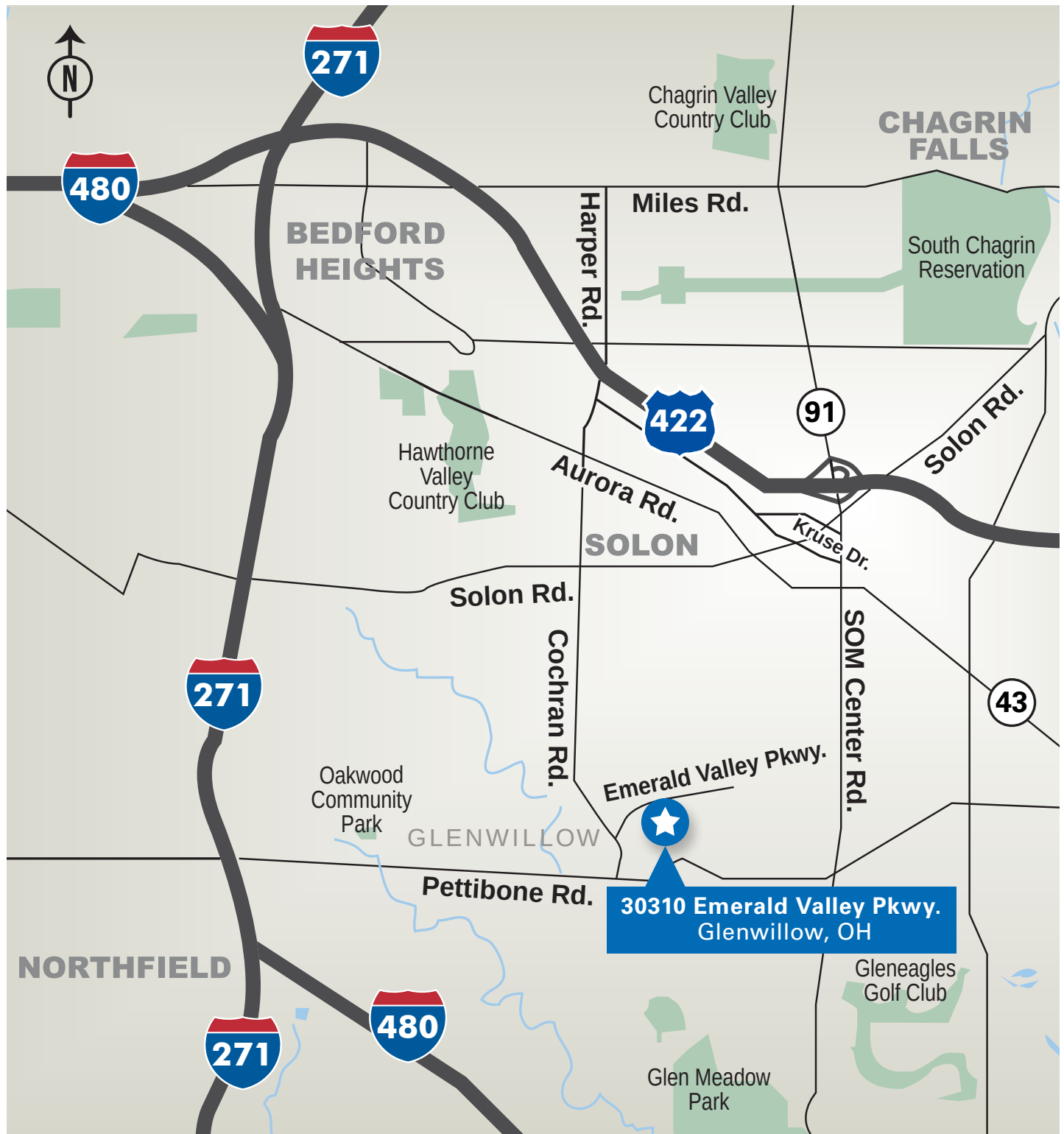
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FTS **Fastener Tool & Supply**

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home

GED Intelligent Automation

amazon



- 10-minute drive to I-480
- 44-minute drive to Cleveland Hopkins International Airport

