



For lease

23350 Mercantile Road, Beachwood, OH

Property Highlights

Advantages and amenities

- Located off of Commerce Park Drive and Mercantile Road in Beachwood, Ohio. Excellent access to I-217 at Chagrin Blvd (1.5 miles)
- Efficient layout in upscale business park
- The space is 40% air conditioned which includes a significant portion of the shop area
- Adjacent tenants include; Pet Lodge USA of Beachwood, The Gathering Place, CrossFit Distinction, Tremco, NatBio Corporation and many more



Property specifications

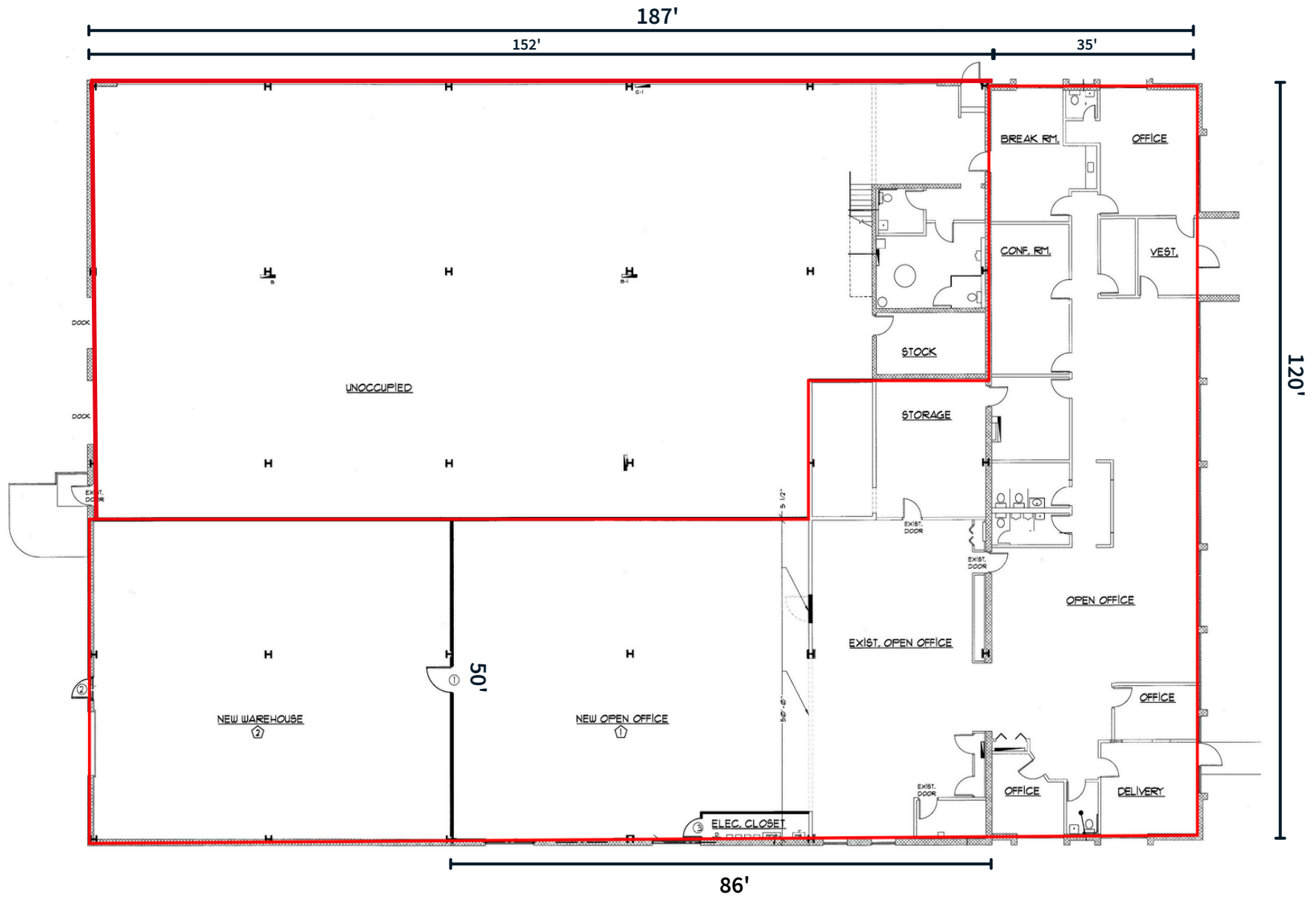
- 22,400 SF available
- 4,700 SF office space
- 4,300 SF shop space with AC
- 13,400 SF warehouse space
- 18' clear height
- 2 Dock Doors, 1 leveler
- 1 Drive-in, 14' x 10'
- LED lighting
- 800 amp 120/208V, 3 phase
- Sprinklered
- 66 parking spaces

Location	23350 Mercantile Road Beachwood, OH 44122
Total Building Size	22,400 SF
Total acres	2.3 acres
Built	1968
Zoned	U8 Storage and Manufacturing
Lease Rate	\$5.00/ SF NNN (Warehouse) \$10.00/ SF NNN (Office) (\$11,291.67/ monthly rate)
OPEX	\$2.39/ SF

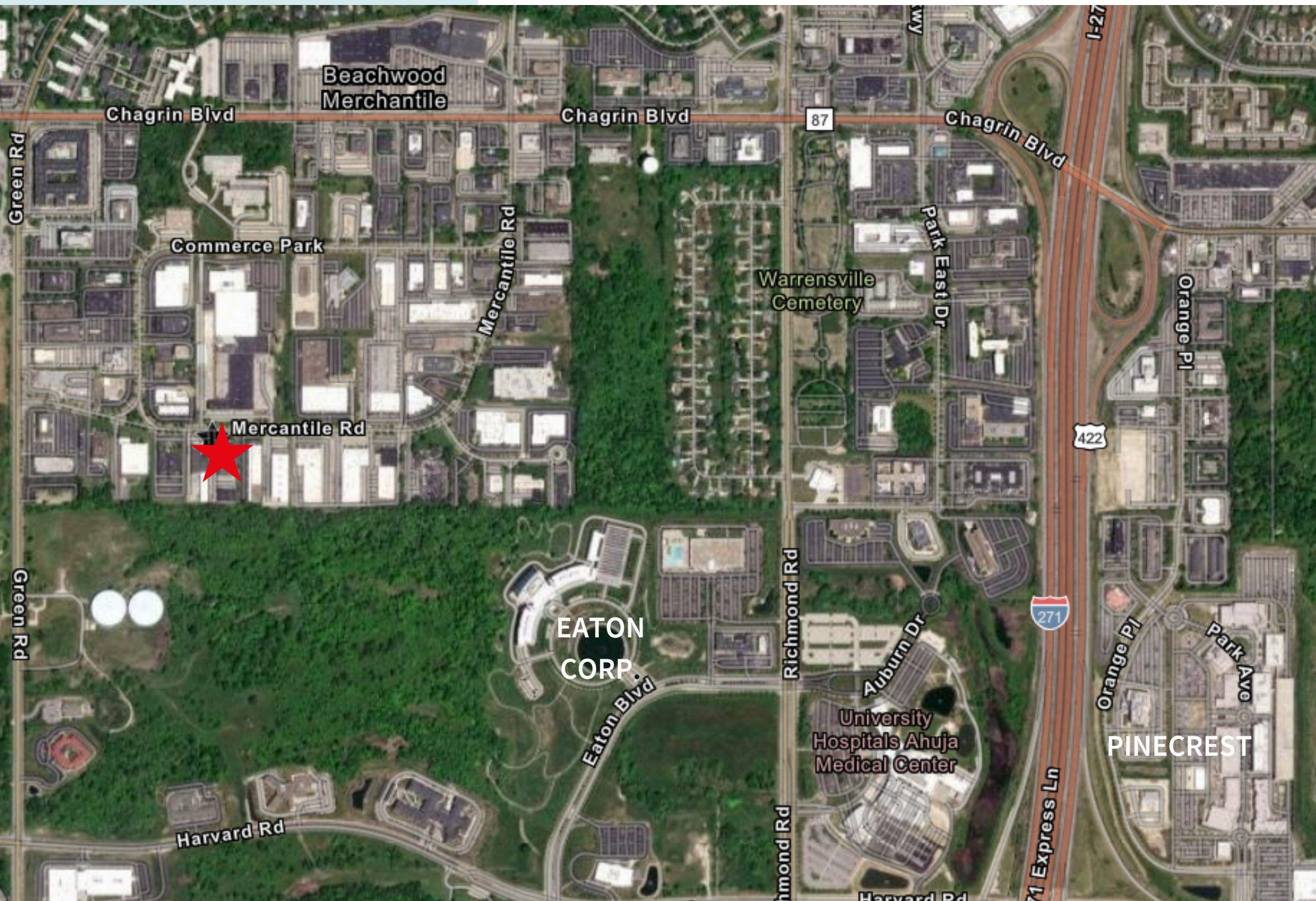
	1 mile	3 miles	5 miles
Total population 2023	3,278	78,877	237,321
Total households	1,526	33,095	103,651
Average HH income	\$160,188	\$123,949	\$99,916
Average home value	\$390,407	\$283,536	\$239,800

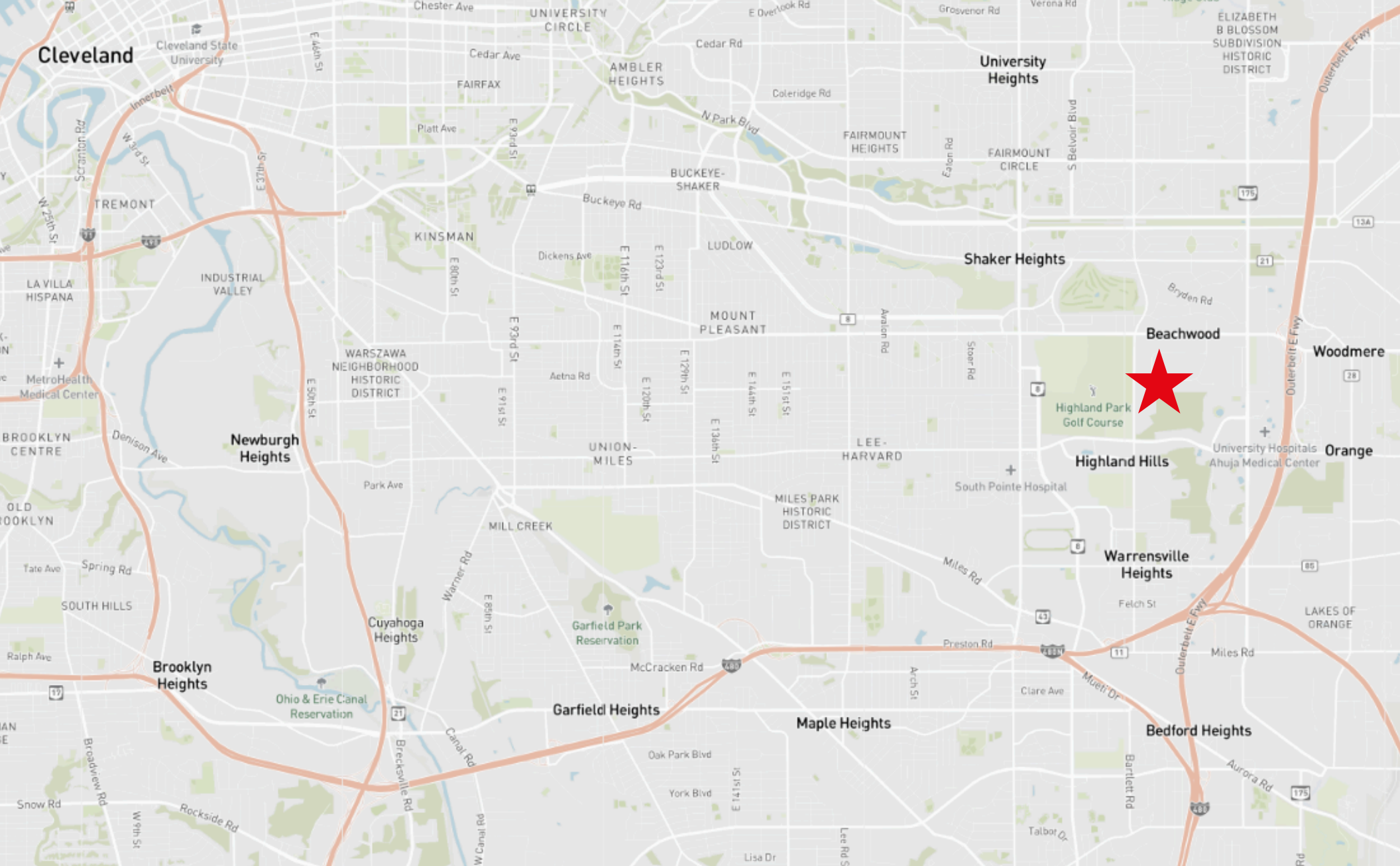
Floor plan

22,400 SF Available



Location aerial





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