



Warehouse For Lease

12500 Berea Rd, Lakewood, OH

Sam Everson

Associate

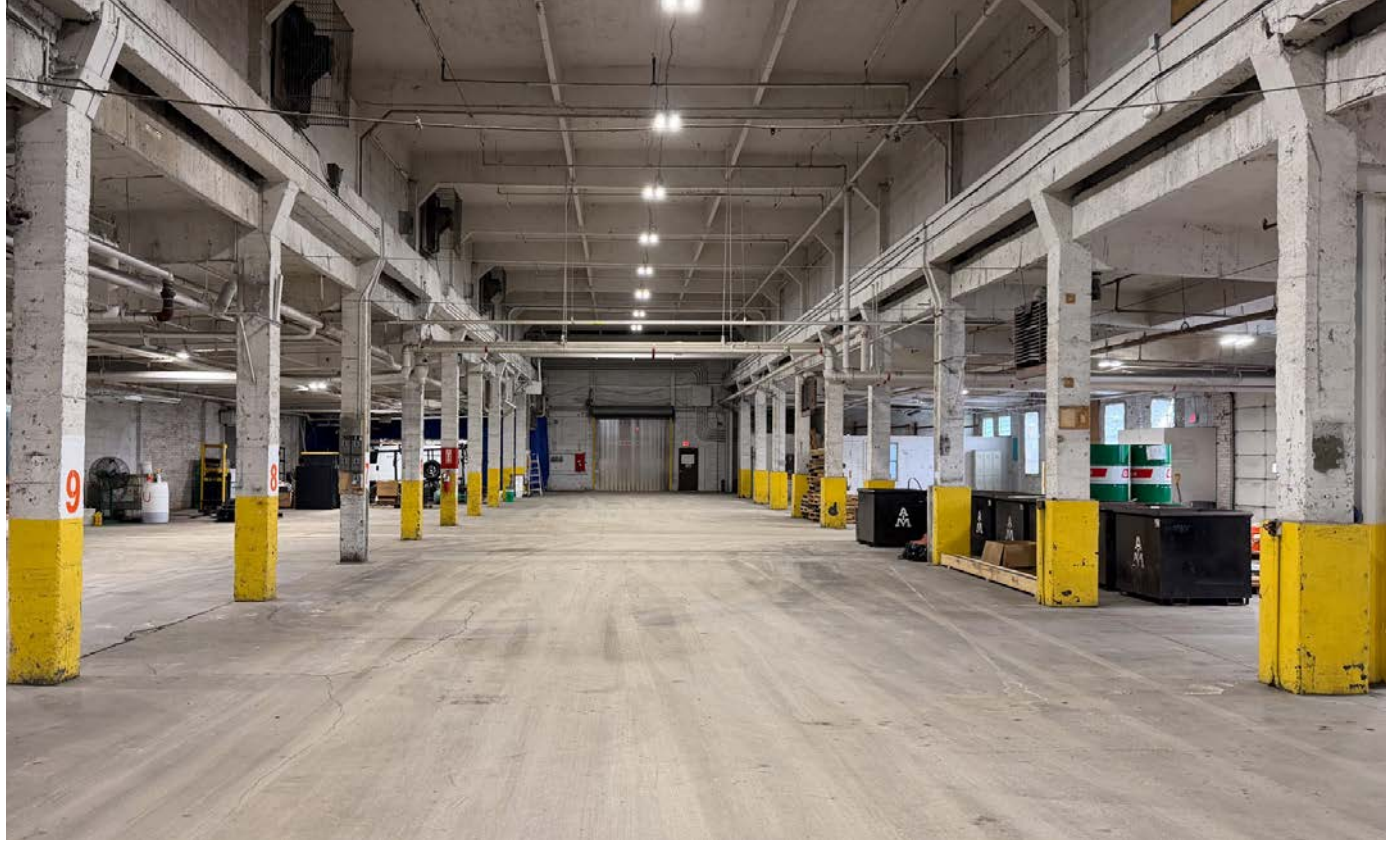
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 **JLL** SEE A BRIGHTER WAY

Property Details

- Warehouse space for lease:
7,956 – 53,386 SF
- Lease Rates: \$4.75/SF - \$5.25/SF Gross
- 2 shared loading docks
- 3 drive-in doors (12x12)
- Ample car parking in front of building
- 2 fenced parking lots (east/west sides of building)
- Outdoor storage capabilities
- Zoning: Industrial (I) District
- Power: 400 amp, 480v, 3-phase
- Clear heights: 10' – 22'
- Shared / private office space available
- Located on industrial corridor directly off W 117th Street and .80 miles to I-90 East and West



Demographics

2025 Total Population

1-miles	5-miles	10-miles
22,793	147,969	285,269

Daytime Population

1-miles	5-miles	10-miles
10,439	68,124	130,976

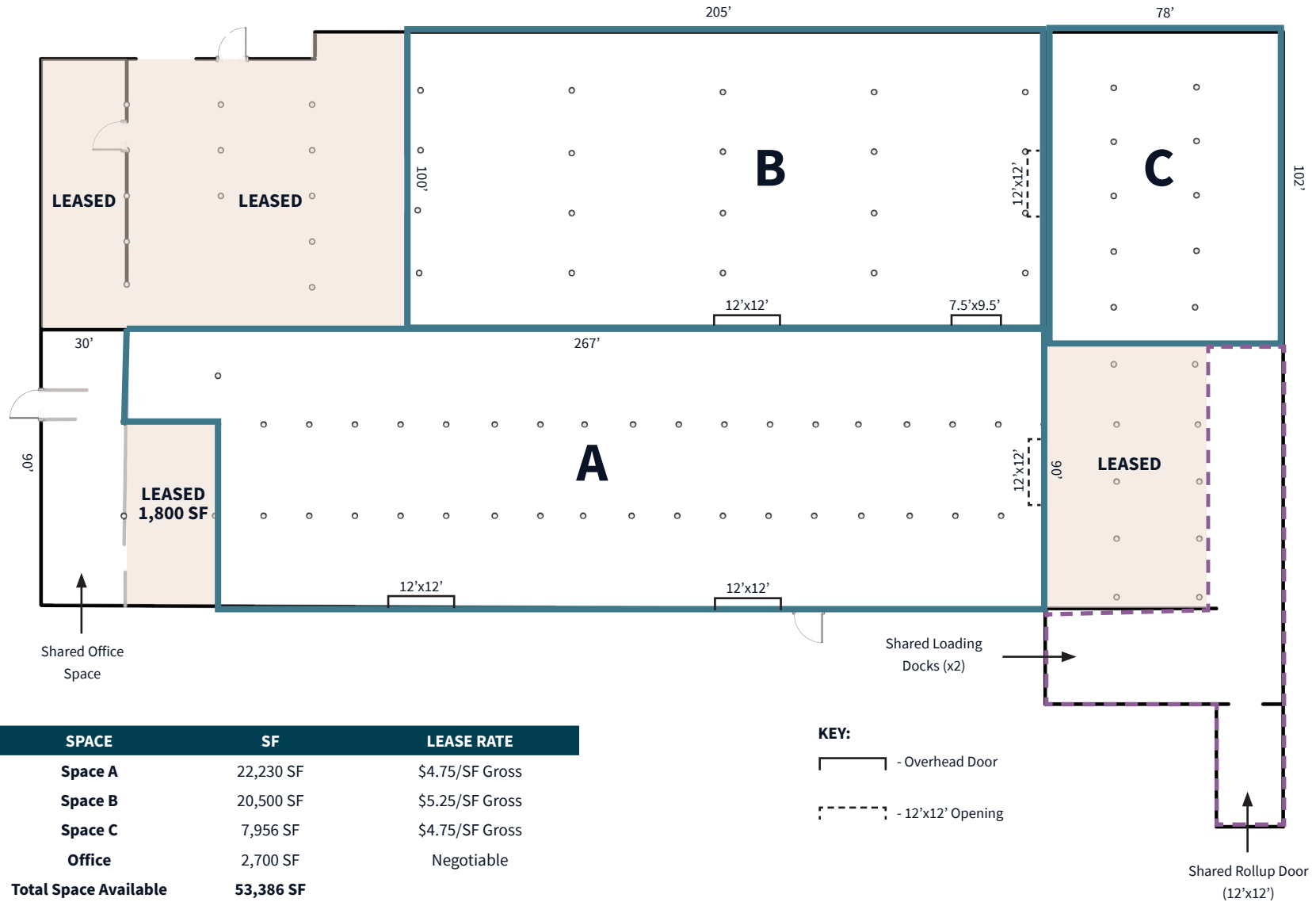
2025 Average Household Income

1-miles	5-miles	10-miles
\$74,802	\$80,690	\$86,110

2025 Median Age

1-miles	5-miles	10-miles
36.1	37.6	39.0

Site Plan



SPACE	SF	LEASE RATE
Space A	22,230 SF	\$4.75/SF Gross
Space B	20,500 SF	\$5.25/SF Gross
Space C	7,956 SF	\$4.75/SF Gross
Office	2,700 SF	Negotiable
Total Space Available	53,386 SF	

KEY:
 - Overhead Door
 - 12'x12' Opening



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Available Spaces

Space A

- Approx. 22,230 SF
- Lease Rate: \$4.75/SF Gross
- Clear Heights: 10' (on the sides) – 22' (middle)
- 2 overhead doors (12'x12')
- Forced air overhead heaters
- Small shop office space in corner



Space B

- Approx. 20,500 SF
- Lease Rate: \$5.25/SF Gross
- Clear Heights: 13' – 18'
- 1 interior overhead door (9'x12')
 - Connects to Space A
- 1 interior rollup door (7.5'x9.5')
 - Connects to Space A
- Radiant tube heat
- Column Spacing: 20'x48'
- Bright warehouse space with skylights
- ~300 SF private office & private bathroom
- Opening in back connects to Space C (12'x12')

Space C

- 7,956 SF
- Lease Rate: \$4.75/SF Gross
- Clear Height: 13'
- Column Spacing: 23'x20'

Office Space

- 2,700 SF
- Lease Rate: Negotiable
- Could be leased entirely, or individual offices are available
- Shared restrooms

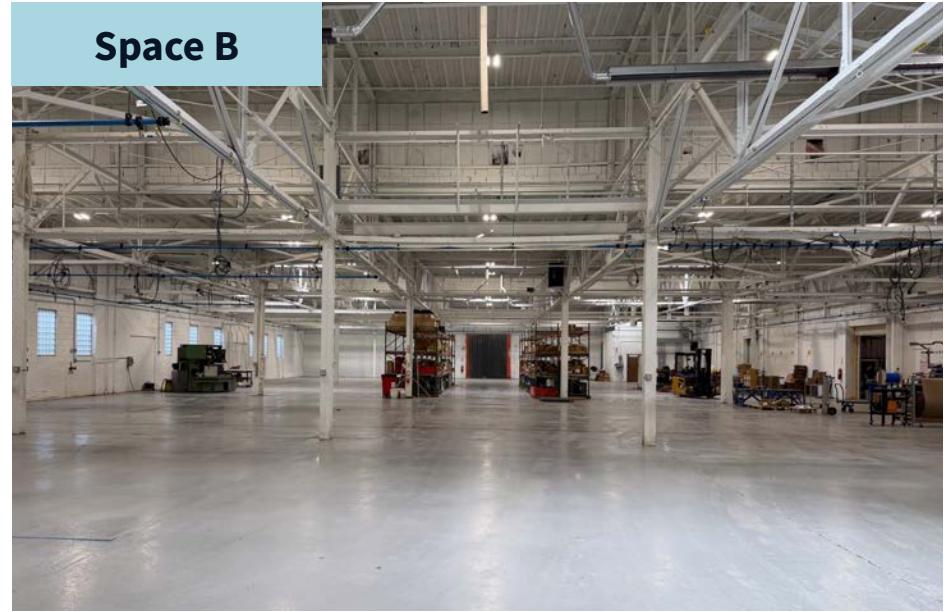


Property Photos

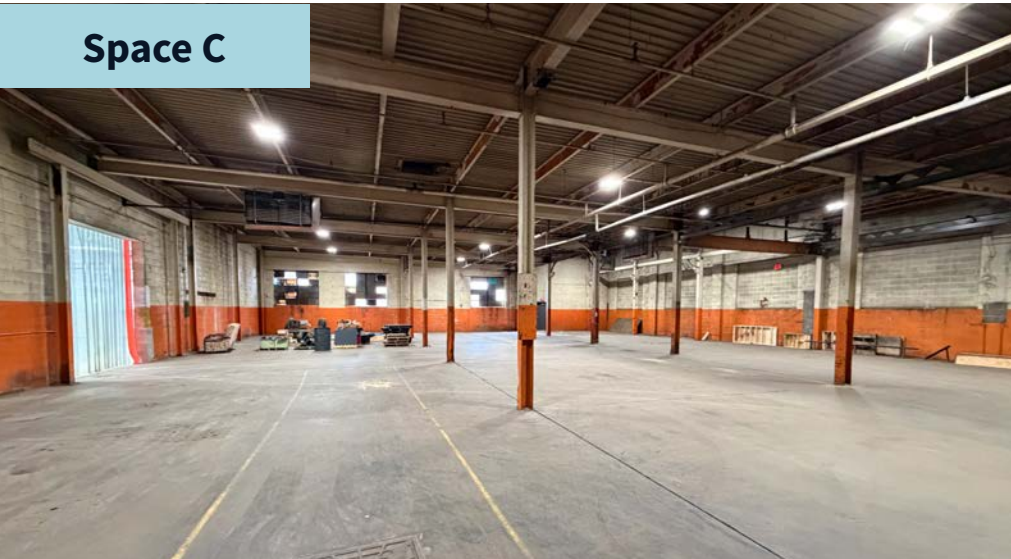
Space A



Space B



Space C



Office Space



Aerial View



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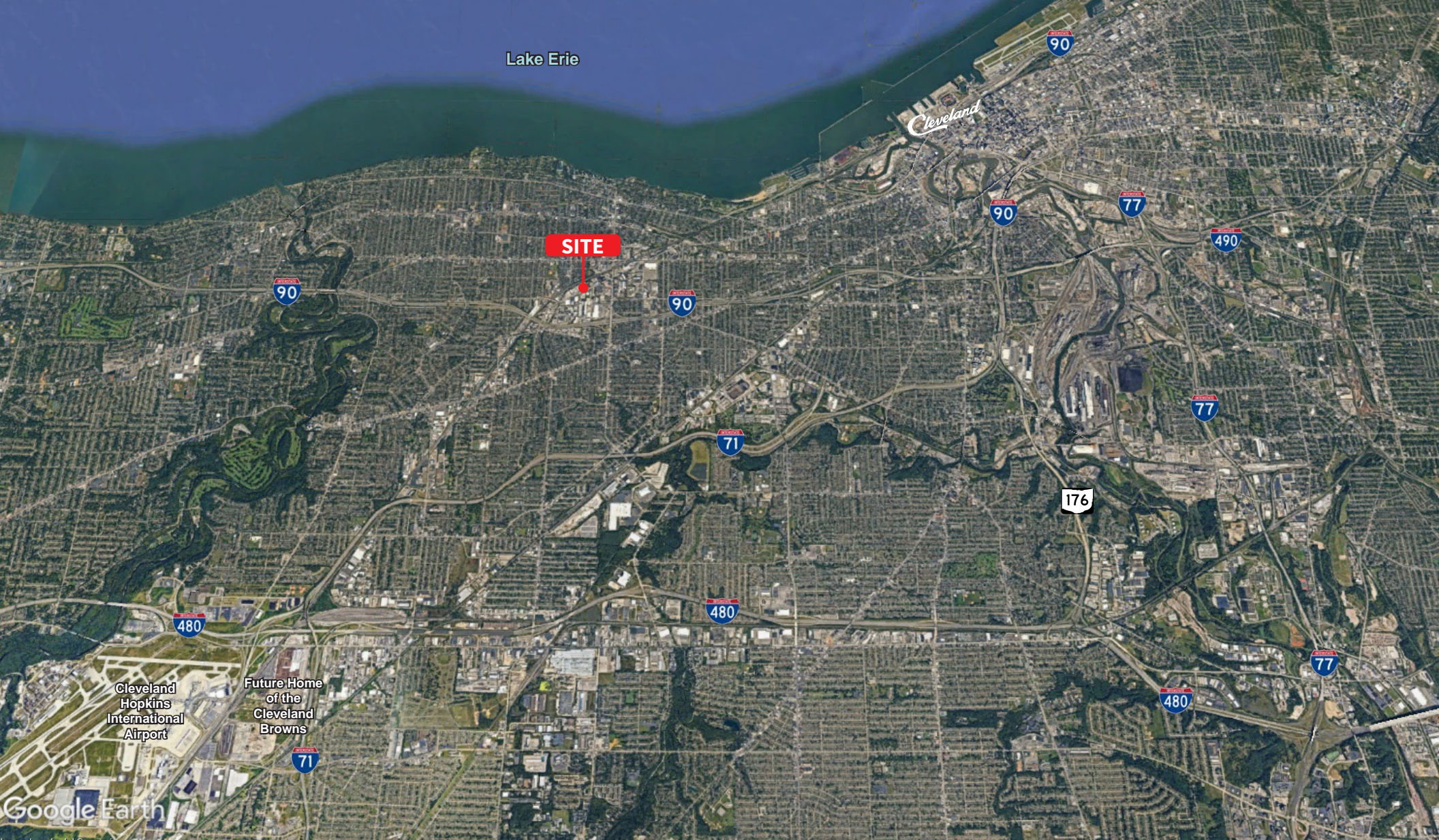
Aerial View

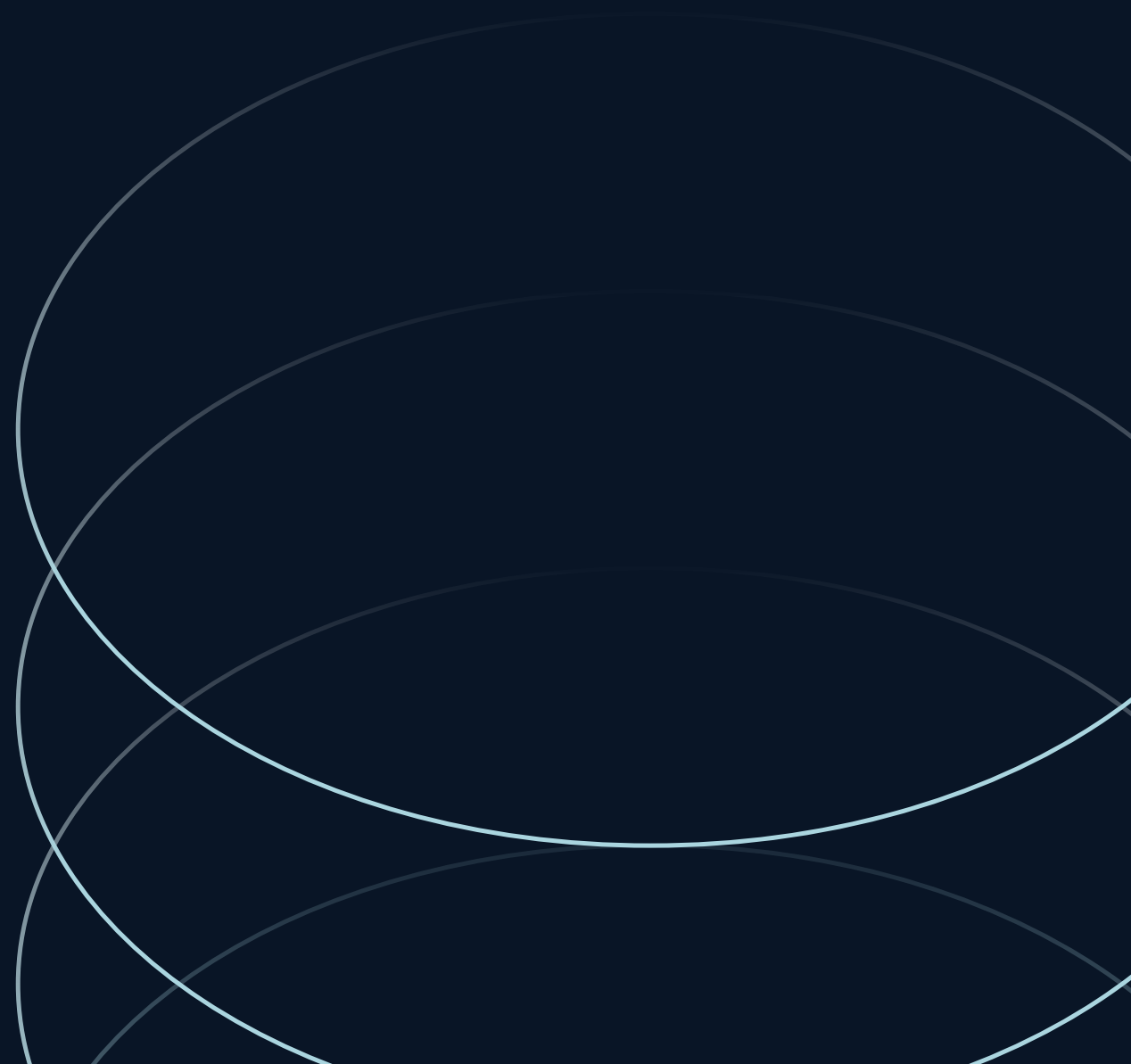


Location Map



Regional Map





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