



For Lease

4640 Manufacturing Avenue, Cleveland

 **JLL** SEE A BRIGHTER WAY

Property Highlights

- 24,128 SF Available
- Approximately 4,800 sq ft office
 - 9 private offices
 - Open cube space
 - Breakroom
 - Conference/training room
- 2 docks
- 2 drive in doors (drive thru) with floor drains
- 16' ceiling
- Wet sprinkler
- Fenced and gated outdoor storage available
- Built 1962
- Zoned: General Industrial
- Easy access to I-480, I-71, and Hopkins International Airport
- Lease Rate: \$5.75/SF NNN,
Opex: \$2.25/SF



2026 Demographics

Total Population

1-miles	3-miles	5-miles
10,462	95,378	307,525

Daytime Population

1-miles	3-miles	5-miles
12,996	100,849	286,485

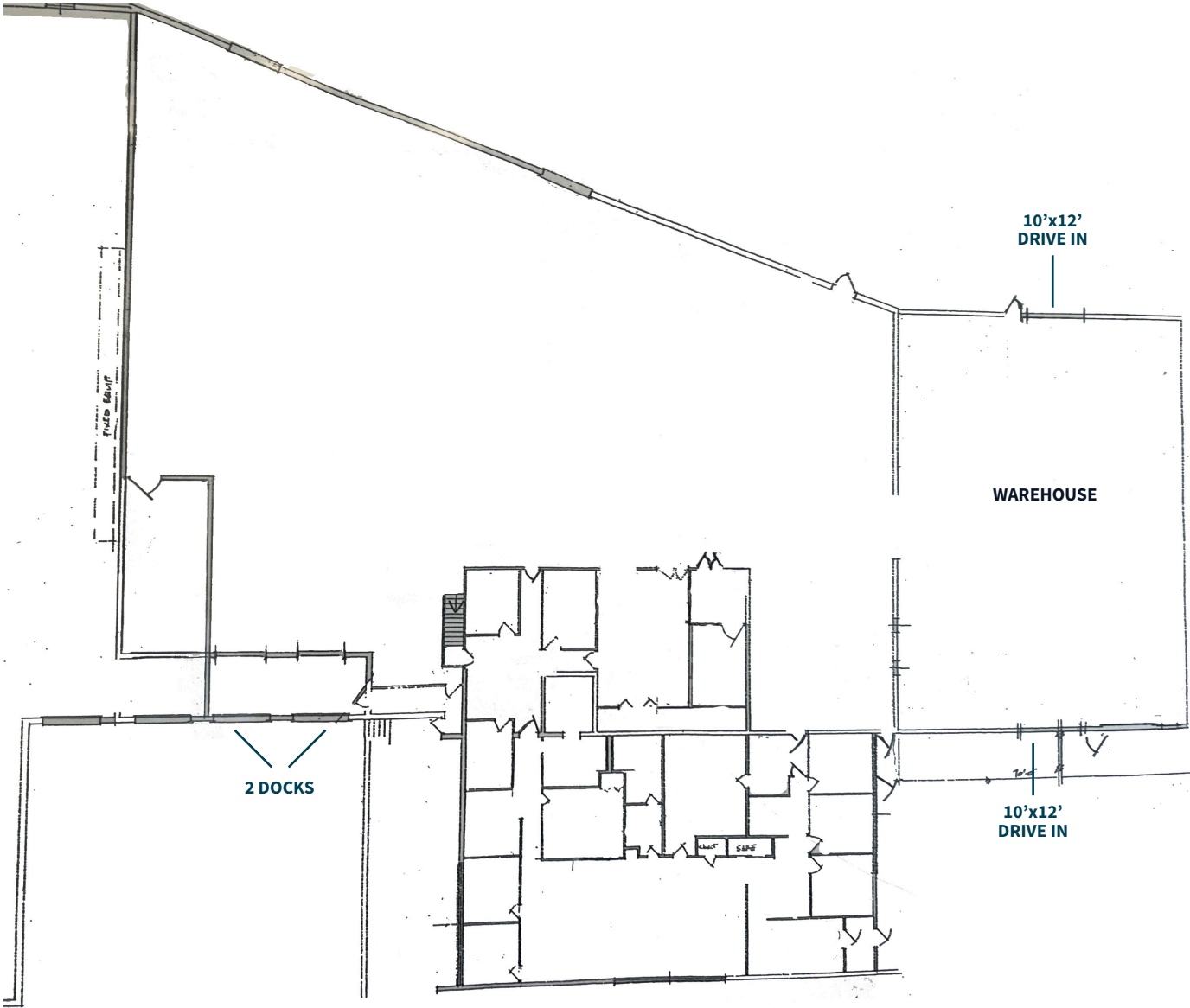
Number of Households

1-miles	3-miles	5-miles
4,494	42,593	141,936

Average Household Income

1-miles	3-miles	5-miles
\$84,177	\$87,893	\$94,404

Floor Plan



Property Photos

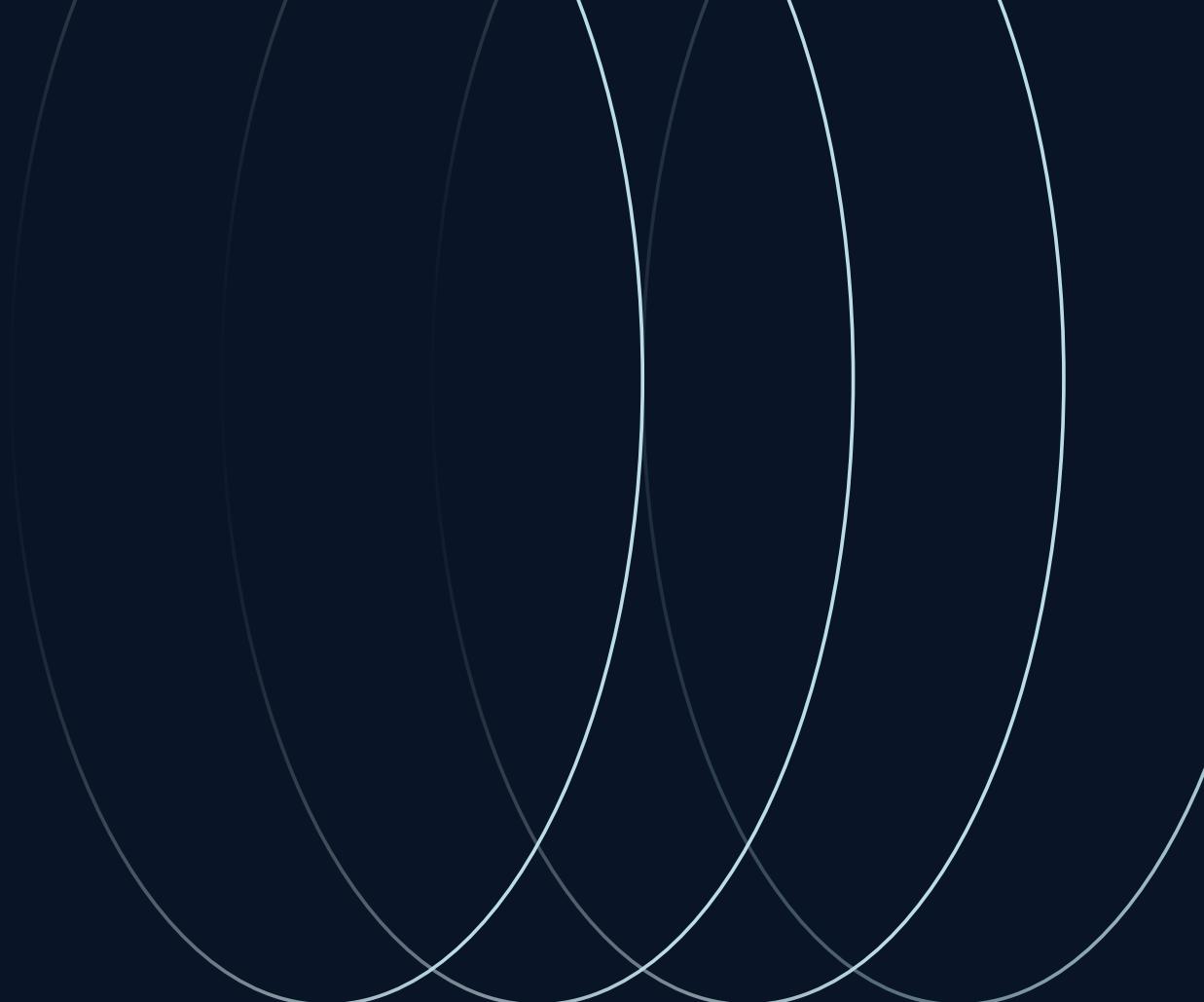


Property Aerial



Location Map





JLL

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