

For Lease

26851 Miles Road
Warrensville Heights, OH

JLL SEE A BRIGHTER WAY



Property Highlights

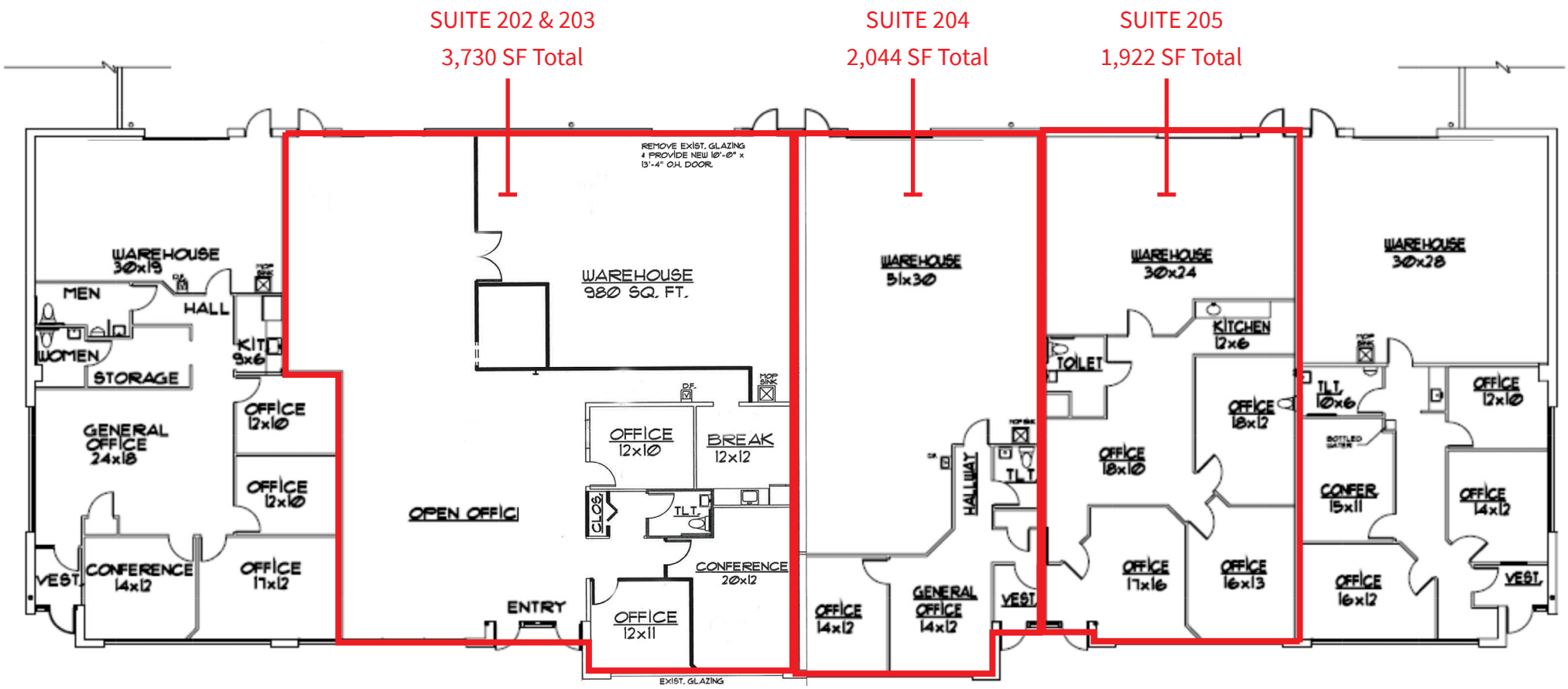
- Flex Space For Lease (ideal for office, retail or industrial uses)
- Lease Rate: $6.50/ SF NNN (Warehouse), $12.00/ SF NNN (Office)
- $3.80 / SF OPEX
- Built in 2002
- 15’ clear height
- 200 amps, 208v, 3 phase
- Access points connecting your team to the NE Ohio region:
  - State Route 422 & I-480 (1.69 mi.
  - I-271 (1.3 mi.)

Available Suites

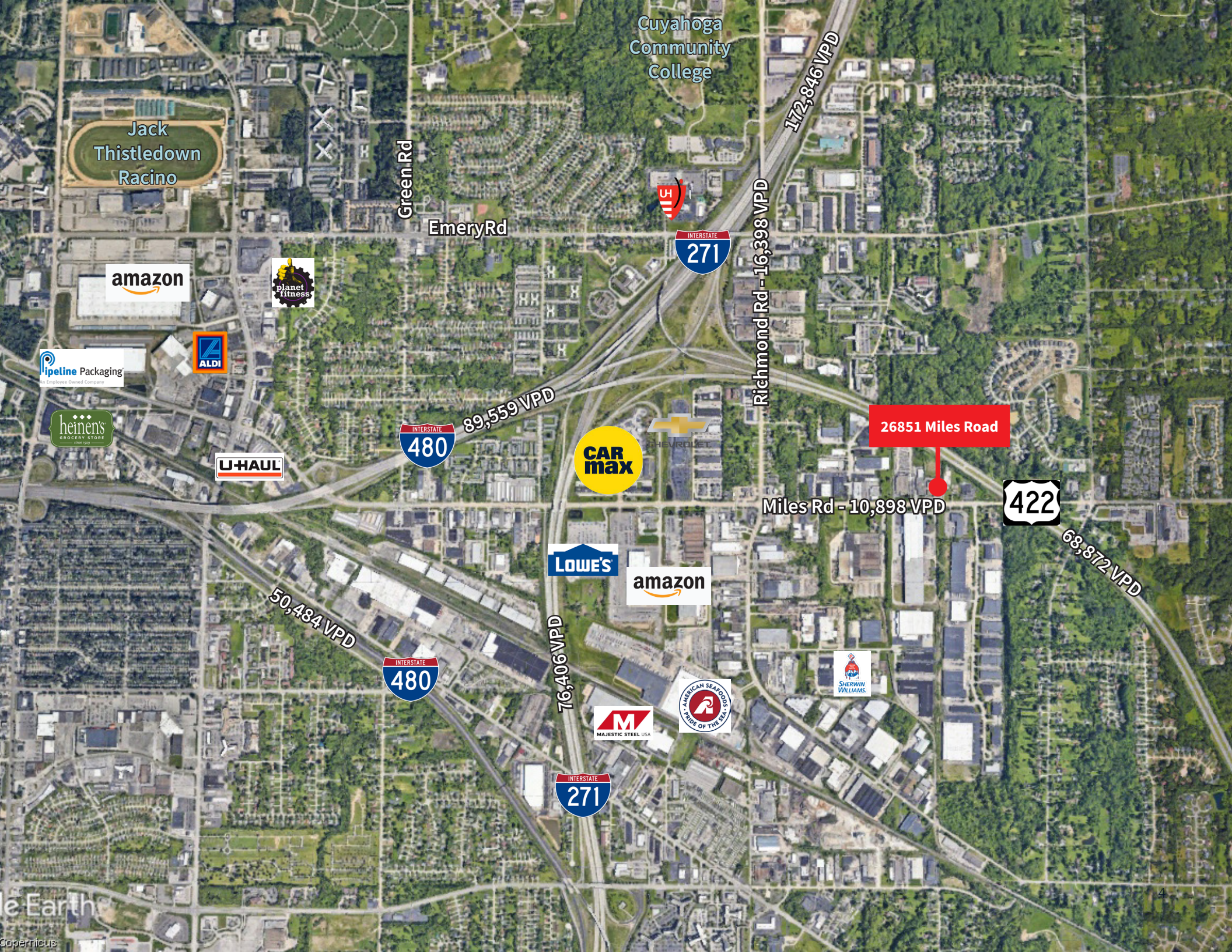
SUITE / TOTAL SF	OFFICE SPACE	WAREHOUSE SPACE	DRIVE IN DOORS	NOTES
Suite 202/203 - 3,730 SF	850 SF	980 SF	1 Drive in	1,900 sf fully a/c studio space, cut out for additional drive in door
Suite 204 - 2,044 SF	657 SF	1,387 SF	1 Drive in	
Suite 205 - 1,922 SF	1,232 SF	690 SF	1 Drive in	
TOTAL BUILDING - 7,696 SF (FLEXIBLE & DIVISIBLE)				

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Floor Plan



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Cuyahoga Community College
172,846 VPD
Jack Thistledown Racino
Green Rd
Emery Rd
INTERSTATE 271
Richmond Rd - 16,398 VPD
amazon
planet fitness
ALDI
Pipeline Packaging
An Employee Owned Company
heinen's GROCERY STORE
U-HAUL
INTERSTATE 480
89,559 VPD
CAR max
CHEVROLET
26851 Miles Road
Miles Rd - 10,898 VPD
422
68,872 VPD
LOWE'S
amazon
50,484 VPD
76,406 VPD
INTERSTATE 480
SHERWIN WILLIAMS
AMERICAN SEAFOODS PRIDE OF THE SEA
MAJESTIC STEEL USA
INTERSTATE 271
Copernicus

Market Overview

Warrensville Heights, Ohio, is a strategically positioned suburb approximately 24 miles southeast of Cleveland, offering excellent access to major transportation corridors and regional economic centers. Located along Interstate 271 and near the intersection of multiple state highways, Warrensville Heights provides convenient connectivity to Cleveland's central business district, Cleveland Hopkins International Airport, and employment hubs throughout Northeast Ohio.

The city's proximity to healthcare, educational, and commercial centers positions it as an accessible location for businesses and residents seeking value in the Cleveland metropolitan market. Several major healthcare systems, including University Hospitals and Cleveland Clinic facilities, operate in nearby areas, contributing to a significant employment base.

Warrensville Heights benefits from its location within Cuyahoga County, the economic anchor of Northeast Ohio. As part of the Cleveland-Elyria Metropolitan Statistical Area (MSA), Warrensville Heights has access to a population of over two million residents and a diverse, established workforce. The Greater Cleveland Regional Transit Authority (RTA) provides public transportation connections, enhancing accessibility for workers and residents throughout the region.

The city's established infrastructure, including commercial corridors along major roadways, provides opportunities for retail, healthcare, professional services, and mixed-use development. The combination of strategic location, transportation access, proximity to major employment centers, and affordability makes Warrensville Heights a practical consideration for businesses and real estate investment seeking value-oriented opportunities in the Cleveland market.

With ongoing community development initiatives and a commitment to neighborhood enhancement, Warrensville Heights continues working to strengthen its position as an accessible suburban community within Northeast Ohio's diverse economic landscape.



21
miles to
Cleveland Hopkins
International Airport

1.3
miles to
I-480 & I-271

24.0
miles to
Downtown Cleveland

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Demographics

	1 mile	3 miles	5 miles
Total Population	2,624	45,721	145,135
Daytime Population	9,033	82,773	189,959
Total Households	1,228	20,509	62,543
Avg. Household Income	$105,785	$115,102	$126,126

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