



FOR LEASE
569 - 585 N STATE ROAD
MEDINA, OH 44256

LEASE RATE: \$7.50/SF NNN + GAS & ELECTRIC



PROPERTY HIGHLIGHTS

- Total Available: 4,133 SF - Max Contiguous 9,066 SF (if units were combined)
- Unit 569 (±4,133 SF): Warehouse (±1,900 SF) | First Floor Office (±1,800 SF) | Second Floor Mezzanine (±433 SF)
- Unit 585 A (±4,933 SF): Warehouse (±2,689 SF) | First Floor Office (±1,099 SF) | Second Floor (±1,145 SF)
- Net Fees: \$3.32/SF
- Net fees include landscaping, snowplowing, trash, taxes, insurance, water, and sewer
- Tenants pay gas and electric separately
- Signage: Wall signage available on the building
- Power: 3-Phase, 200 AMP
- Parking: approximately 30 shared spaces and additional parking in the rear graveled yard
- Zoning: Medina City I-1, Industrial District
- Highway Access: 5 miles to I-71/SR-18 interchange



LISTING AGENTS

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PROPERTY OVERVIEW

There are two flex units available at this property that offer an ideal combination of warehouse and office functionality in a well-located 4-unit business park. Unit 569 is a ±4,133 SF space that has ±1,800 SF of main level office space with a private office, storage room, and conference area, ±1,900 SF of warehouse space with a 14' x 14' ground level door in the back of the building, a private restroom, and then ±433 SF of second floor mezzanine space. Unit 585 A is a ±4,933 SF flex space with a first-floor office ±1,099 SF, which includes a reception area, 2 private offices, a workshop, and a restroom, while the second-floor office ±1,145 SF, accessed via stairs, offers 2 offices, a restroom, and a large open area suitable for collaborative work or storage. The warehouse area spans ±2,689 SF and features a 12' x 14' drive-in door, 1 dock, 15' ceiling clears, Reznor heating, floor drain, and a restroom. The property benefits from 30+ shared parking spaces among the tenants, plus a rear gravel area for additional parking. Situated in an Industrial District, this space is well-suited for manufacturing, distribution, or office/warehouse users seeking functional, flexible space. There are conditional permitted uses for recreational and retail businesses.

LOCATION OVERVIEW

Located on North State Road and North Progress Drive. The property is on the west side of Medina and minutes from Medina's Downtown Historic Square. This property is just 5 miles to highway I-71.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.





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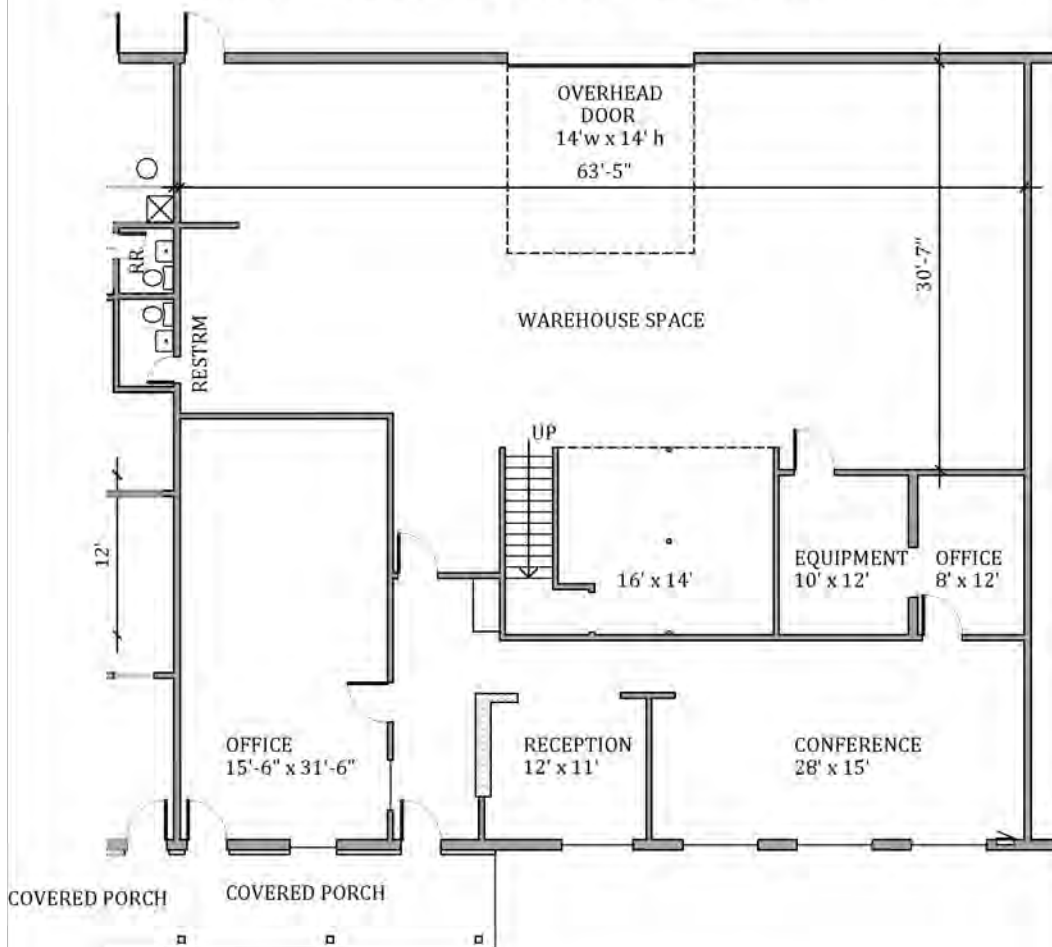


UNIT 569 HIGHLIGHTS

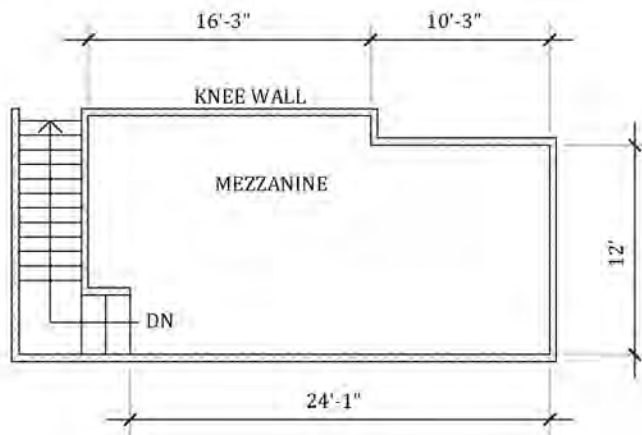
- Available: ±4,133 SF
- Base Rent: \$2,583.13/mo
- Net Fees: \$1,143.46/mo
- Warehouse (±1,900 SF) consists of 14' x 14' ground level door, 15' ceiling clears, and restroom
- First Floor Office (± 1,800 SF) consists of a single private office, conference room and storage room
- Second Floor Mezzanine (±433 SF)



MAIN LEVEL FLOORPLAN - UNIT 569



SECOND FLOOR - UNIT 569

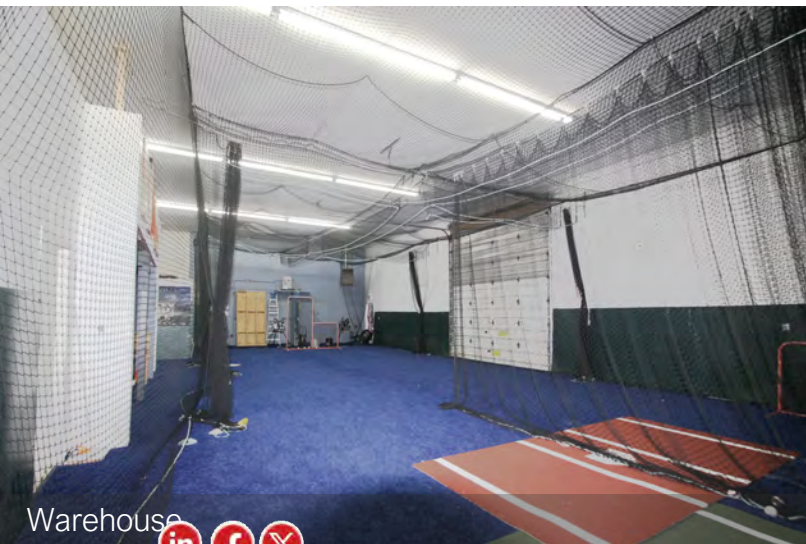
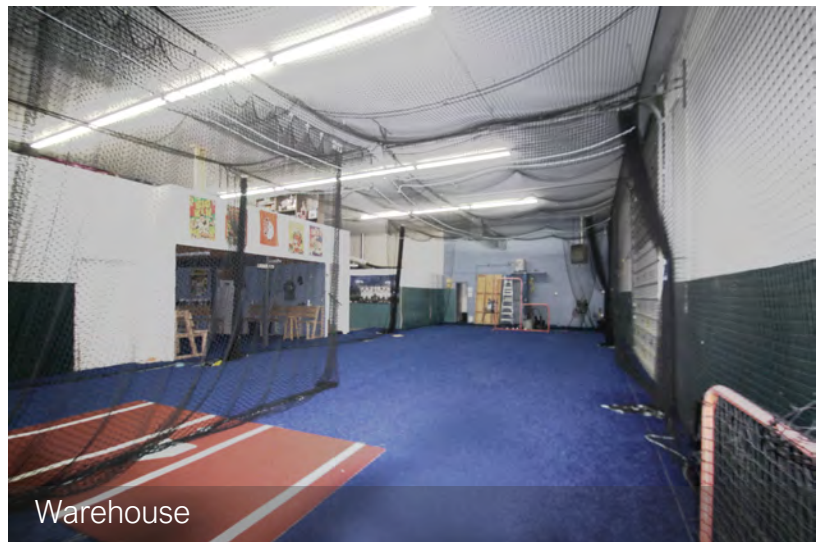
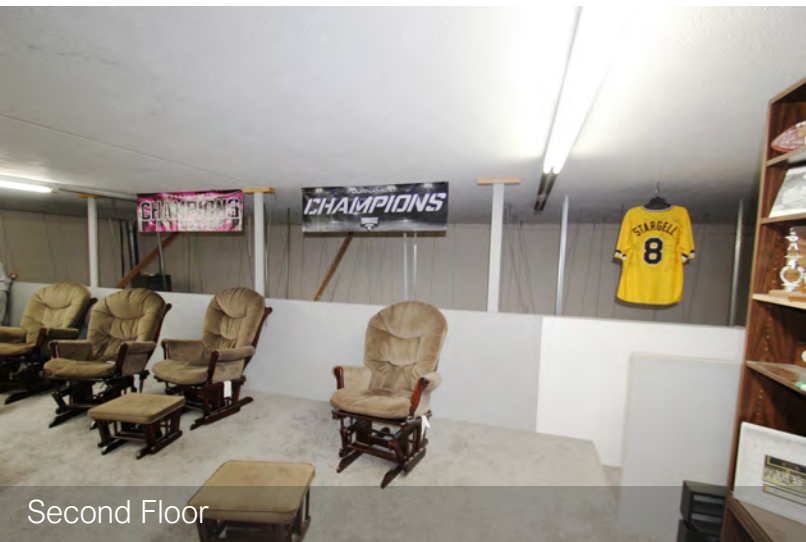
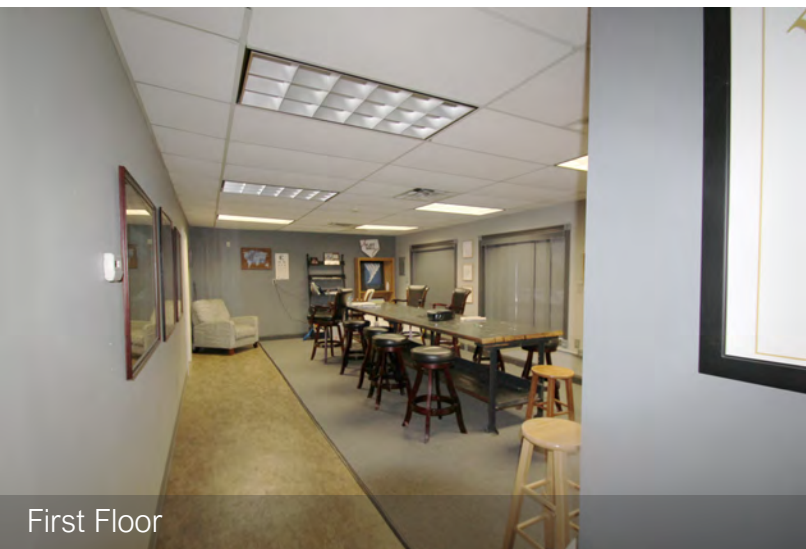


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UNIT 585A HIGHLIGHTS

- Available: ±4,933 SF
- Base Rent: \$3,083.13/mo
- Net Fees: \$1,364.80/mo
- Warehouse (±2,689 SF) consists of 12' x 14' ground level door, 1 dock, 15' ceiling clears, floor drain, and restroom
- First Floor Office (±1,099 SF) consists of reception area, 2 private offices, workshop, and restroom
- Second Floor (±1,145 SF) consists of 2 private offices, large open area, and restroom



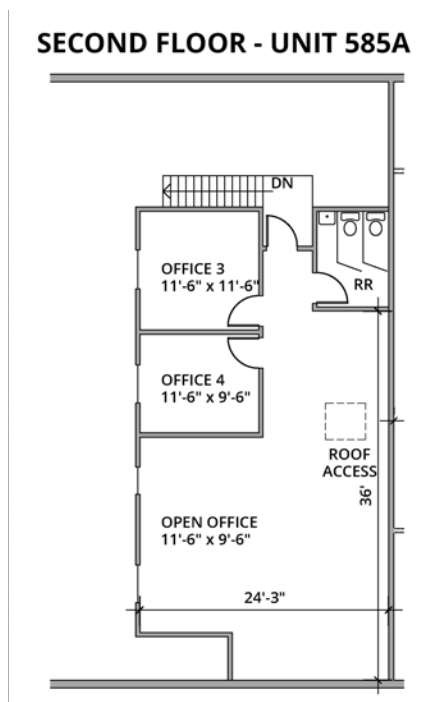
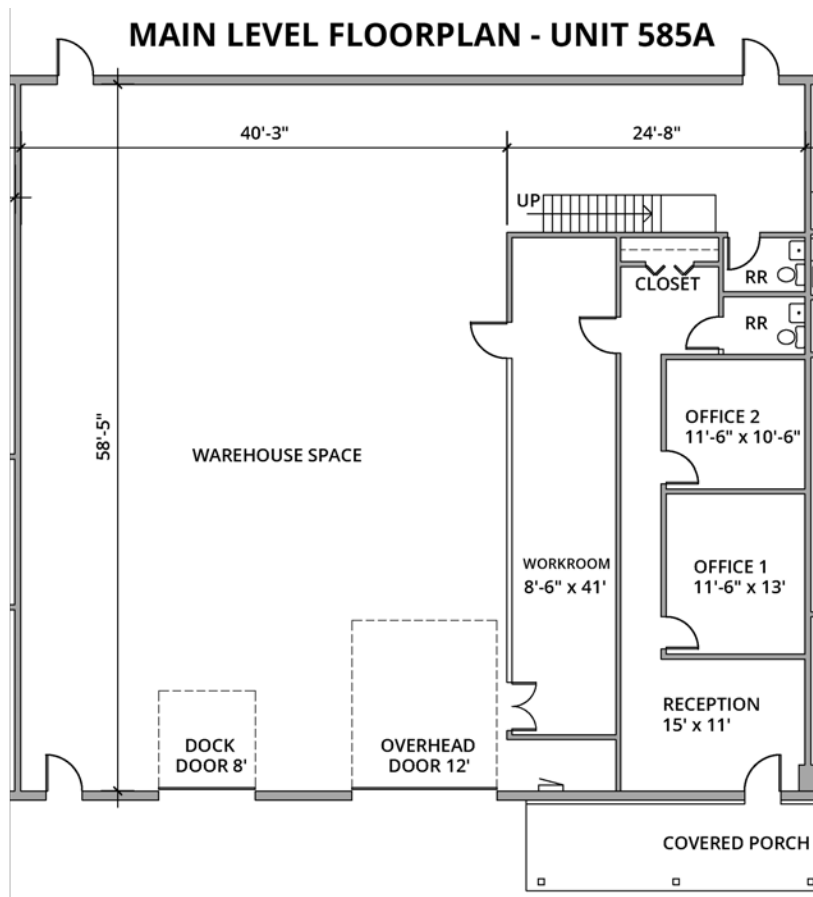
Entryway





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First Floor Office Space



Second Floor Office Space



Workstation



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Seond Floor



Warehouse





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ZONING: I-1 INDUSTRIAL DISTRICT

PRINCIPALLY PERMITTED USES ARE AS FOLLOWS:

- None Public Utility Bulk Storage and Display
- Distribution Center
- Heavy Duty Repair Services
- Light Manufacturing
- Major or Minor Motor Vehicle Repair
- Mixed Use Building
- Motor Vehicle Storage
- Off-Street Parking Lot, Garage, or Deck
- Office
- Plant Greenhouse
- Research and Development Laboratory with No Hazardous, Noxious or Offensive Conditions
- Self-Storage Warehouse
- Truck Transfer Terminal
- Veterinary Office or Hospital in an Enclosed Building
- Warehouse
- Wholesale Establishment
- Other Similar Uses as Determined by the Planning Commission

CONDITIONALLY PERMITTED USES ARE AS FOLLOWS:

- Building Materials Sales Yard and Lumber Yard
- Educational Institution- Technical School, Vocational School, College, or University
- Car Wash
- Passenger Transportation Agency and Terminal Commercial Entertainment
- Publicly Owned or Operated Government Facility
- Commercial Recreation
- Wireless Telecommunication Facility
- Contractor's Equipment Storage Yard
- Crematorium
- Fitness Facility
- Heavy Manufacturing
- Motor Vehicle Sales
- Recreation Facility
- Retail Business

