

# MANUFACTURING & WAREHOUSE FACILITY IN SEVILLE



**FOR LEASE**  
**240 WEST GREENWICH ROAD**  
**SEVILLE, OH 44273**

**LEASE RATE: \$9,977/MO (\$7.75/SF NNN)**



## PROPERTY HIGHLIGHTS

- Available: 15,449 SF - Warehouse (12,000 SF) Mezzanine (1,132 SF) Office (2,317 SF)
- Estimated Net Fees: \$1.22/SF
- Warehouse/Manufacturing Space: Clear span, 14' x 10' drive-in, 2 - 10' x 10' docks with mechanical levelers, 22' - 24' ceiling clears, 6-inch concrete flooring, and boiler unit
- Office Space: 5 private offices, conference room, breakroom, kitchenette, 3 restrooms (2 ADA-compliant), IT room, and utility room
- Power: 3-phase 208/120 V 400 AMP, transformer on property
- HVAC: Office space fully temperature-controlled, warehouse space fully heated with forced-gas units and partially cooled with mini-splits
- Sewer/Water: Village of Seville public water system and sewer
- Parking: ± 20 parking spaces
- Zoning: Village of Seville Industrial District (I)
- Highway Access: Located at the I-76/I-71 interchange



## LISTING AGENTS

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## PROPERTY OVERVIEW

This well-maintained manufacturing and warehouse facility in Seville, Medina County, Ohio, offers a rare opportunity in a high-demand industrial market. The property is currently built out as a food and candy manufacturing facility, featuring expansive, high-clear warehouse space complemented by thoughtfully designed office areas. Its flexible layout, multiple loading points, and open clearspan design support food production while remaining adaptable for other manufacturing, fabrication, or distribution uses. Strategically located near the I-76/I-71 interchange, the site provides excellent regional connectivity for both workforce and logistics. With limited industrial inventory in Medina County, tenants can capitalize on securing a move-in-ready facility in a stable industrial market.

## LOCATION OVERVIEW

This property offers immediate access to the I-76/I-71 interchange, providing fast connections across Northeast Ohio and the broader Midwest. The site is in a well-established industrial corridor with proximity to skilled labor, suppliers, and regional distribution networks. Its highway accessibility and central location make it ideal for manufacturing, warehousing, or distribution operations, reducing transportation time and costs.

## DEMOGRAPHICS

	5 Mile	10 Miles	15 Miles
Total Population	2,861	17,693	81,628
Total Units	1,332	7,579	34,559
Median Income	\$79,276	\$90,508	\$85,511

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



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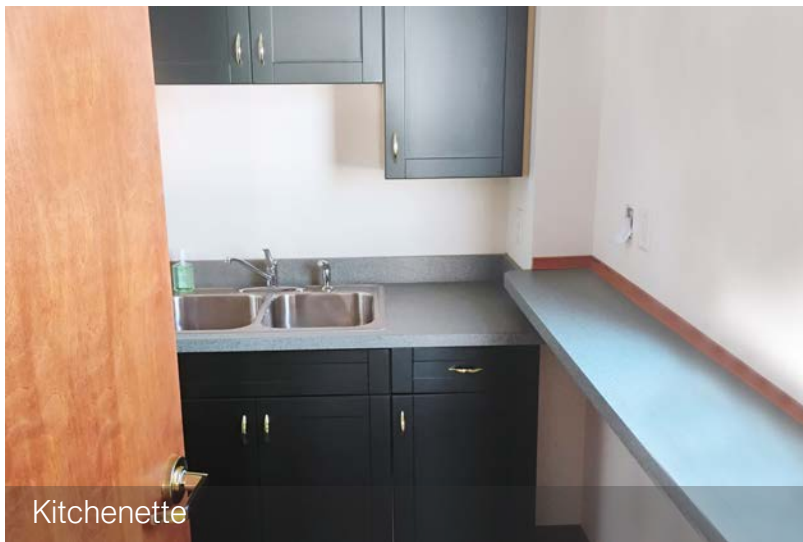
Warehouse/Manufacturing



IT Room



Mezzanine



Kitchenette



Restrooms/Locker Room



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