

775-779 W. SMITH RD.

775 W. Smith Rd., Medina, OH 44256



**THE MASICA
COMPANY**

INDUSTRIAL PROPERTY FOR SALE / LEASE



VIDEO

PROPERTY DESCRIPTION

775 West Smith Road offers a flexible, industrial-zoned property in Medina's established industrial corridor—one of Northeast Ohio's most business-friendly submarkets. Suitable for warehousing, light manufacturing, service trades, and flex-office uses, it appeals to both owner-users and investors.

The site provides direct access to I-71, Route 18, and Route 42. Recent upgrades to West Smith Road enhance connectivity to Cleveland, Akron, and surrounding markets. Medina's low operating costs, competitive tax environment, and access to a skilled labor pool make it a cost-effective alternative to metro-core areas. Nearby amenities like Historic Medina Square and Foundry Social add to tenant appeal.

Located near the Medina County Fairgrounds and similar industrial users and service-based users, the property benefits from strong visibility, local traffic exposure, and adaptability for future tenant needs.

Whether leveraged as a stable income-producing asset or repositioned for higher-value tenancy, 775 West Smith Road offers a strategic foothold in a market with upside potential and long-term industrial viability.

OFFERING SUMMARY

Sale Price:	\$6,750,000
Lease Rate:	\$700 per month (Gross)
Number of Units:	3
Available SF:	868 SF
Lot Size:	5.88 Acres
Building Size:	100,000 SF
NOI:	\$460,691.00
Cap Rate:	6.83%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,400	22,667	58,424
Total Population	3,597	59,161	154,253
Average HH Income	\$63,482	\$79,775	\$79,736

Steve Masica

steve.masica@themasicacompany.com
216.293.8900

Michelle Masica

michelle.masica@themasicacompany.com
216.293.8900

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themasicacompany.com
216.293.8900

2 PROPERTY DETAILS

Sale Price	\$6,750,000
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Lease Rate	\$700 PER MONTH
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BUILDING INFORMATION

Building Size	100,000 SF
NOI	\$460,691.00
Cap Rate	6.83
Occupancy %	97.28%
Tenancy	Multiple
Number of Grade Level Doors	10
Number of Dock High Doors	15
Number of Floors	1
Year Built	1973
Year Last Renovated	2023

LOCATION INFORMATION

Building Name	775-779 W. Smith Rd.
Street Address	775 W. Smith Rd.
City, State, Zip	Medina, OH 44256
County	Medina
Market	Greater Cleveland
Sub-market	Medina County
Cross-Streets	S State Rd; Lake Rd.

PROPERTY INFORMATION

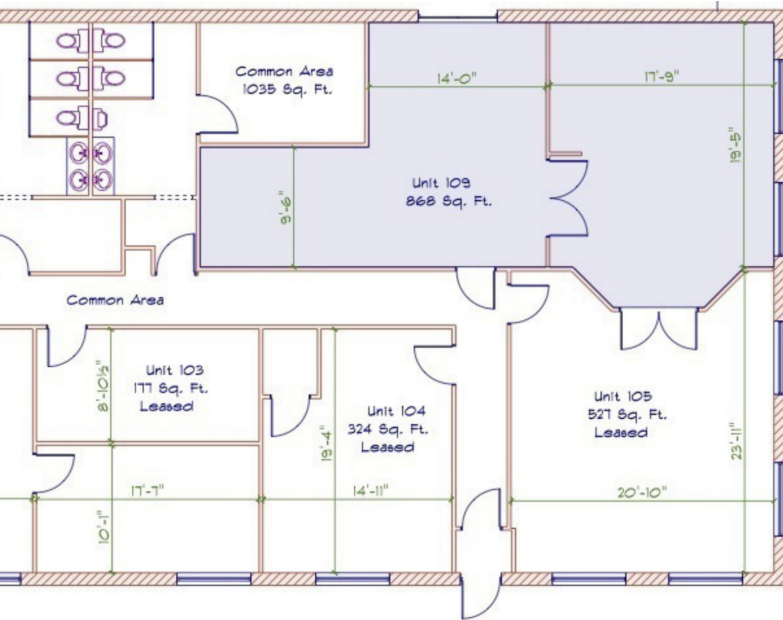
Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I-1 Industrial
Lot Size	5.88 Acres
APN #	029-19A-20-014, 029-19A-20-018, 20-19A-20-019



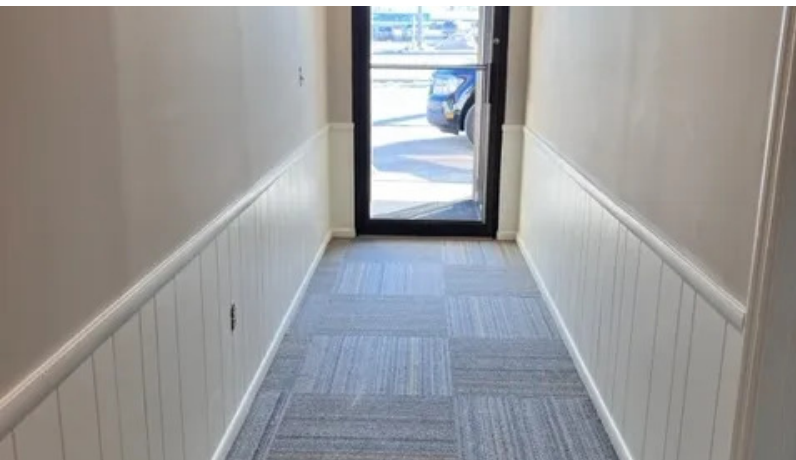
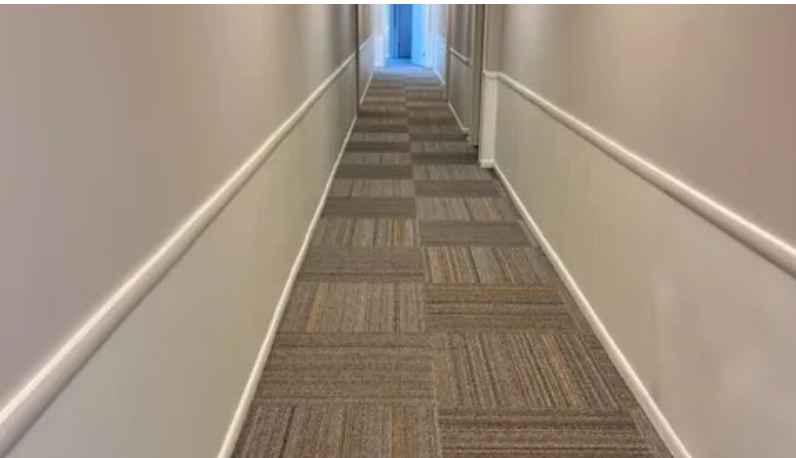
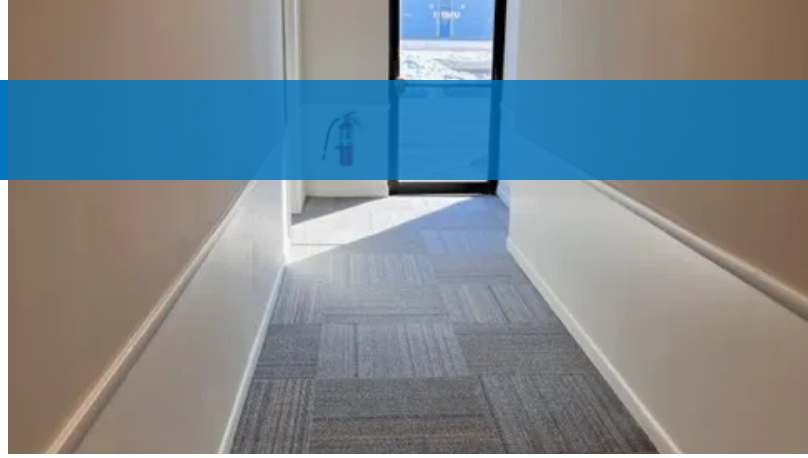
3 COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

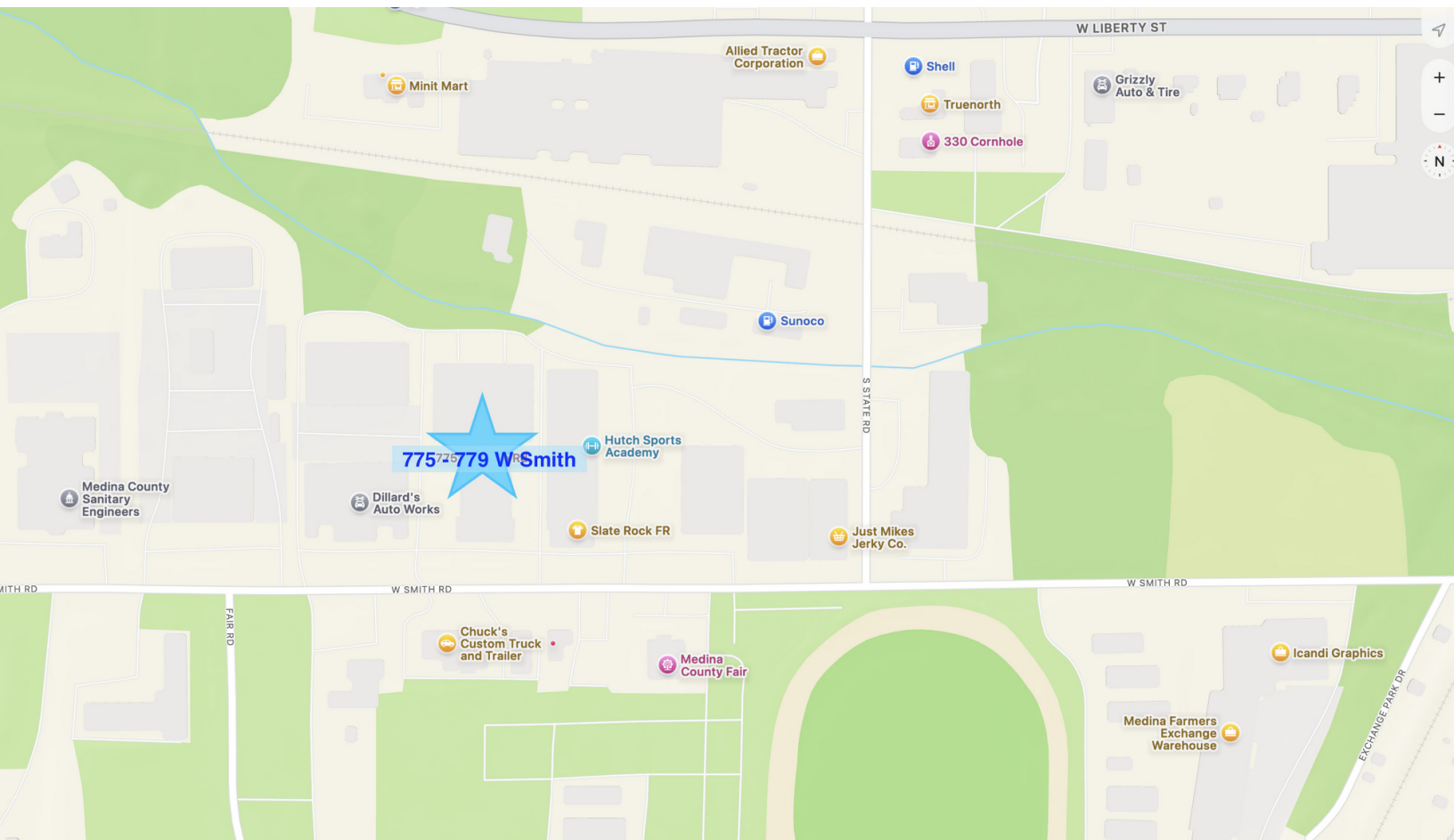
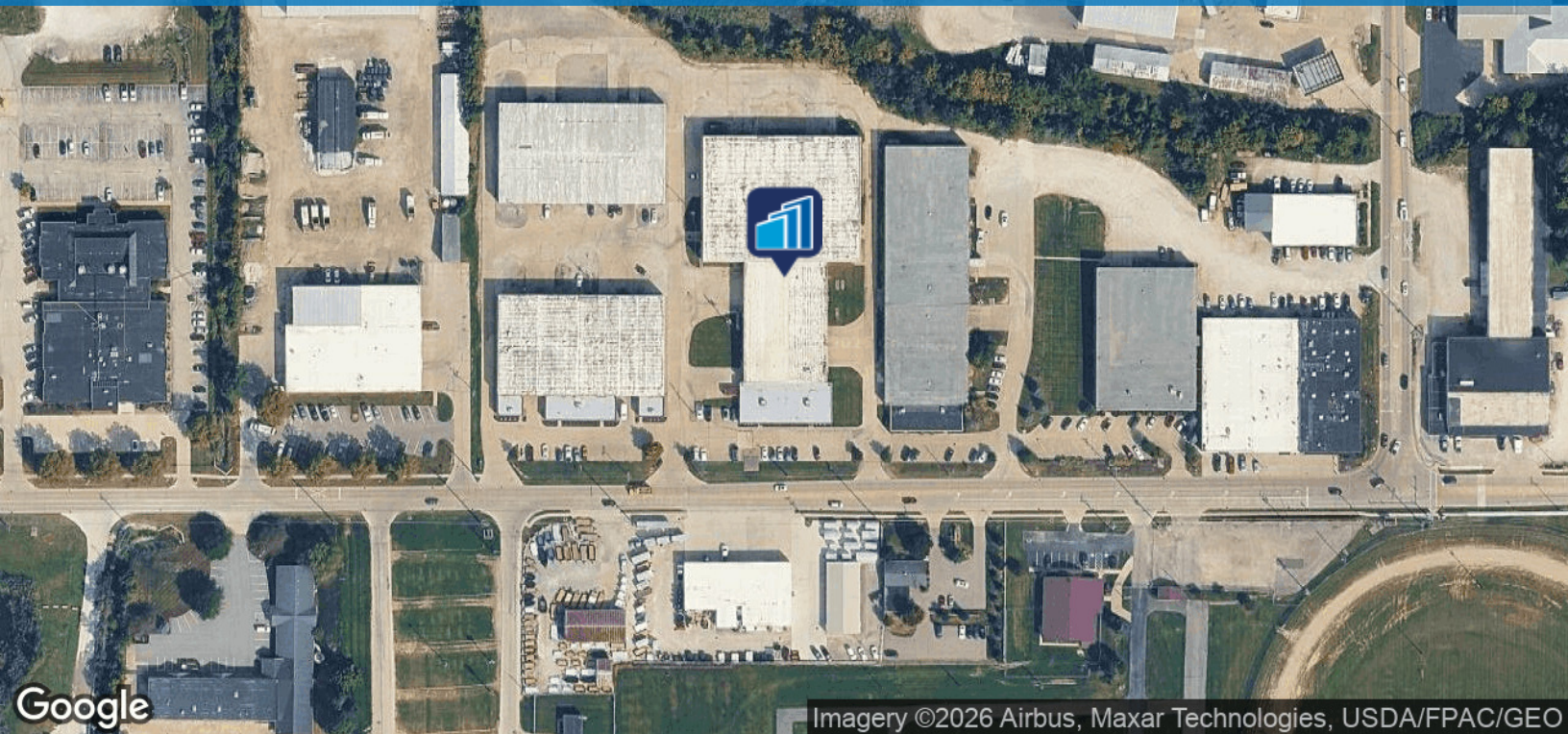
- Rent includes all utilities
- Plenty of parking
- High visibility location
- Close to downtown business district, industrial businesses and amenities
- Zoned for a wide range of industrial uses: warehousing, light manufacturing contractor bays, flex-office, and distribution.
- Strong appeal for both owner-users and multi-tenant investment strategies.
- Functional layout with industrial-grade utilities, off-street parking, and truck access. Lower taxes and operating costs compared to
- retail or core-office alternatives.
- Medina's business-friendly policies and affordable utility/service costs support long-term cash flow.



4 ADDITIONAL PHOTOS



5 AERIAL MAP

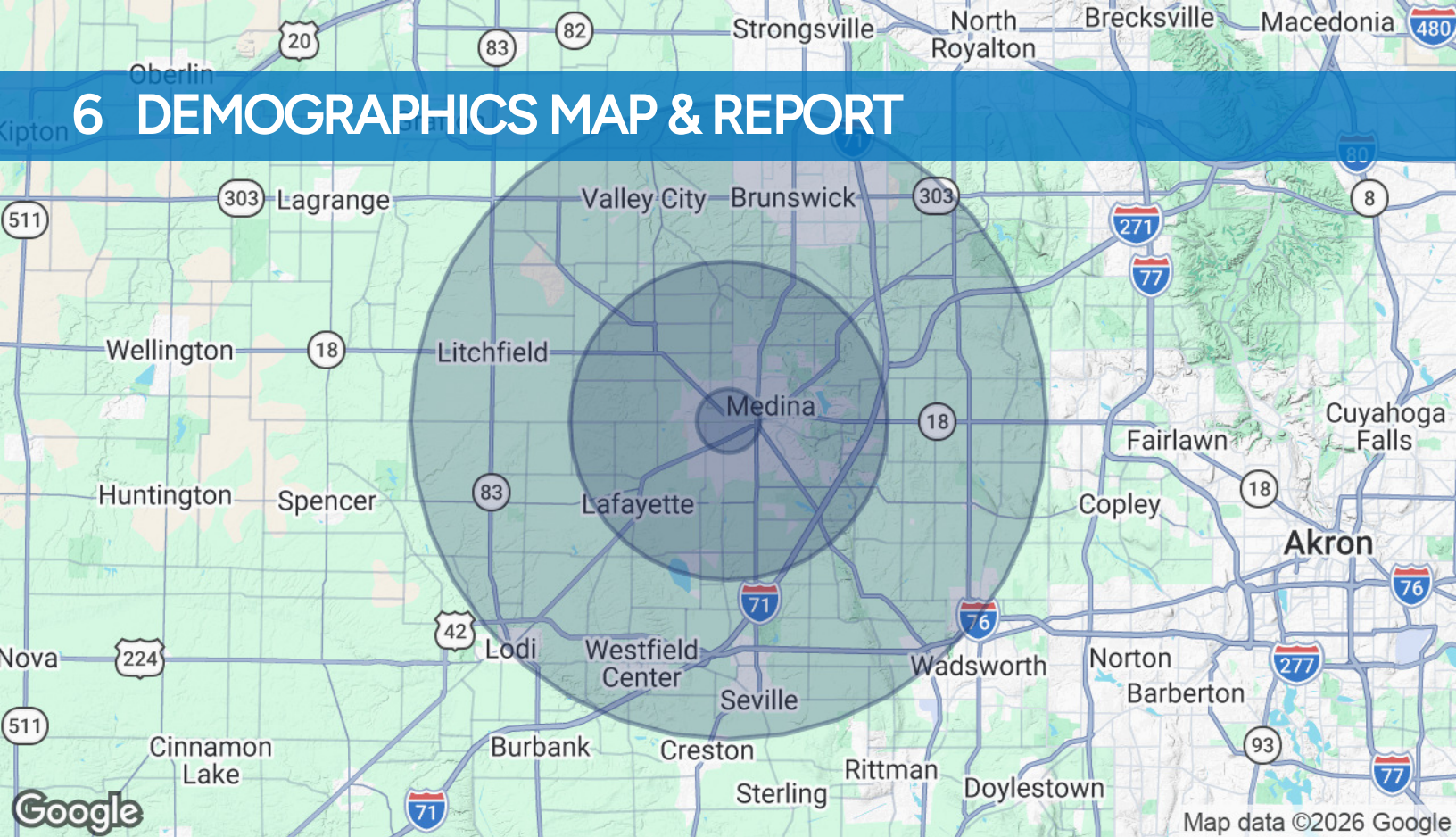


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themasicacompany.com | 225 E. Liberty St. Ste #100 | Medina, OH 44256 | 216.293.8900



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,597	59,161	154,253
Average Age	34.5	37.7	39.4
Average Age (Male)	31.0	36.2	38.6
Average Age (Female)	37.0	38.9	40.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,400	22,667	58,424
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$63,482	\$79,775	\$79,736
Average House Value	\$154,091	\$219,903	\$222,098

2020 American Community Survey (ACS)