



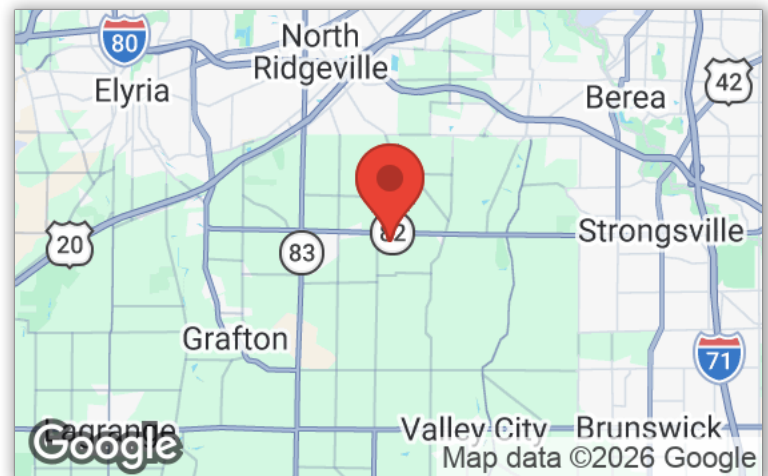
**12340 EATON COMMERCE WAY
COLUMBIA STATION, OH 44028**

LEASE RATE: \$950/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 5,760 SF
- Price per SF: \$11.88/SF
- Each 960 SF unit features one 14' drive-in door and $\pm 16'$ clear ceiling height
- Utilities: Tenant pays gas and electric
- Power: Single-phase, 60 AMP circuit
- Signage available on units
- Limited parking
- Zoning: Light Industrial
- Highway Access: I-71, SR-82, SR-303



LISTING AGENTS

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Morgan Faunce

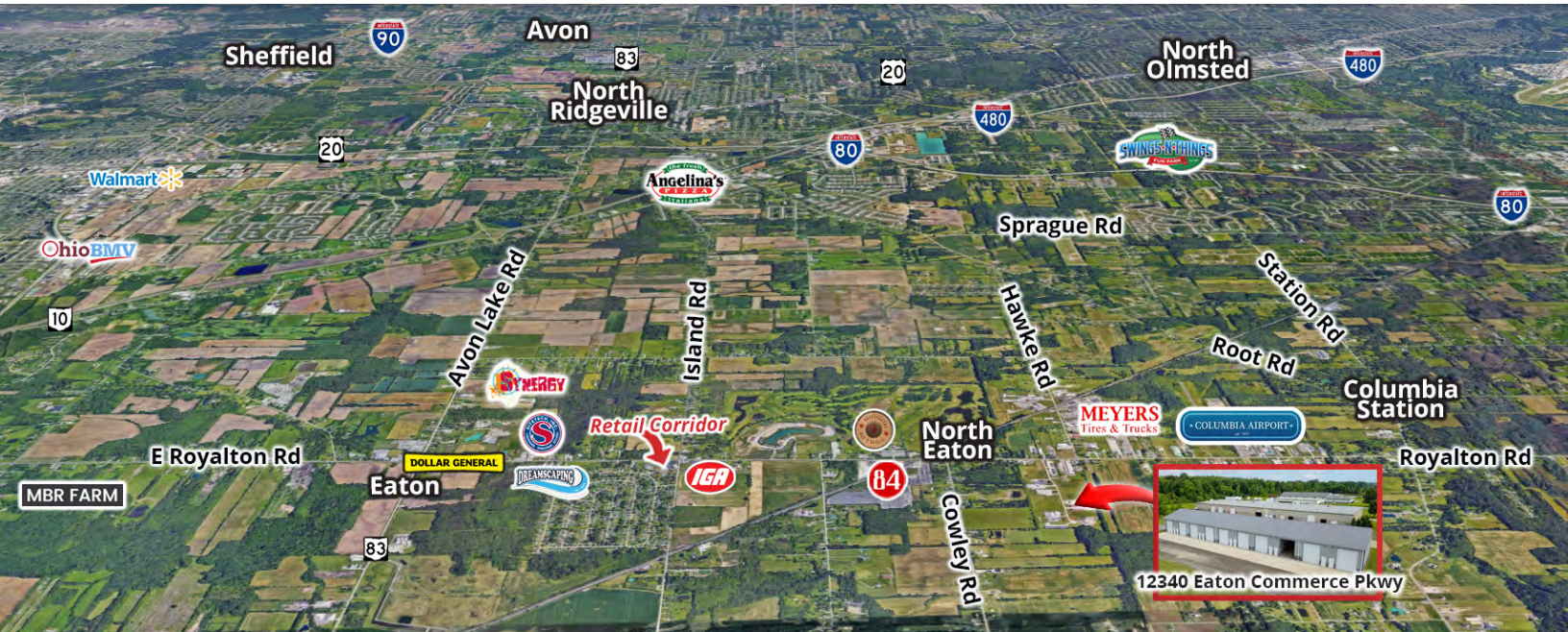
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COLUMBIA STATION, OH 44028**
LEASE RATE: \$950/MO + UTILITIES



PROPERTY OVERVIEW

This property offers 5,760 SF of light industrial space for lease, divisible into six 960 SF units, with each unit available for \$950 per month. Each 960 SF unit features one 14' drive-in door, approximately 16' of clear ceiling height, and is well-suited for warehouse, contractor, storage, or other light industrial users. Tenants are responsible for separately metered gas and electric utilities. Each unit is equipped with 60 AMP, single-phase electrical service and offers signage opportunities directly on the unit. Zoned Light Industrial, the property provides limited on-site parking and convenient access to Interstate 71, State Route 82, and State Route 303, offering excellent connectivity throughout Northeast Ohio.

LOCATION OVERVIEW

Located on Eaton Commerce Parkway in Columbia Station, the property is situated within a growing industrial and business corridor in northern Medina County. The site offers excellent access to Interstate 71 via nearby State Route 82 and State Route 303, providing efficient connectivity to Cleveland, Akron, and the greater Northeast Ohio region. Surrounded by a mix of industrial, flex, warehouse, and commercial users, the location is well-suited for manufacturing, distribution, contractor, and office operations. The property also benefits from convenient access to a strong regional workforce, making it an ideal location for a variety of business uses.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	636	8,426	41,427
Total Units	213	3,011	16,001
Median Income	\$74,871	\$83,469	\$101,919

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



FLEX UNITS FOR LEASE



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