

8601

S. FREEWAY DR.



STEEL SUPPLY + METAL
RECYCLING CENTER

WHATEVER IT TAKES
AUTO PARTS

SC FASTENING
SYSTEMS LLC

REINECKER'S BAKERY
AND PARTY CENTER

SEMCO EQUIPMENT AND
ENGINEERING LLC

AGGREKO ENERGY
SOLUTIONS



F O R S A L E O R L E A S E

CBRE

FREE STANDING BUILDING WITH FREEWAY VISIBILITY

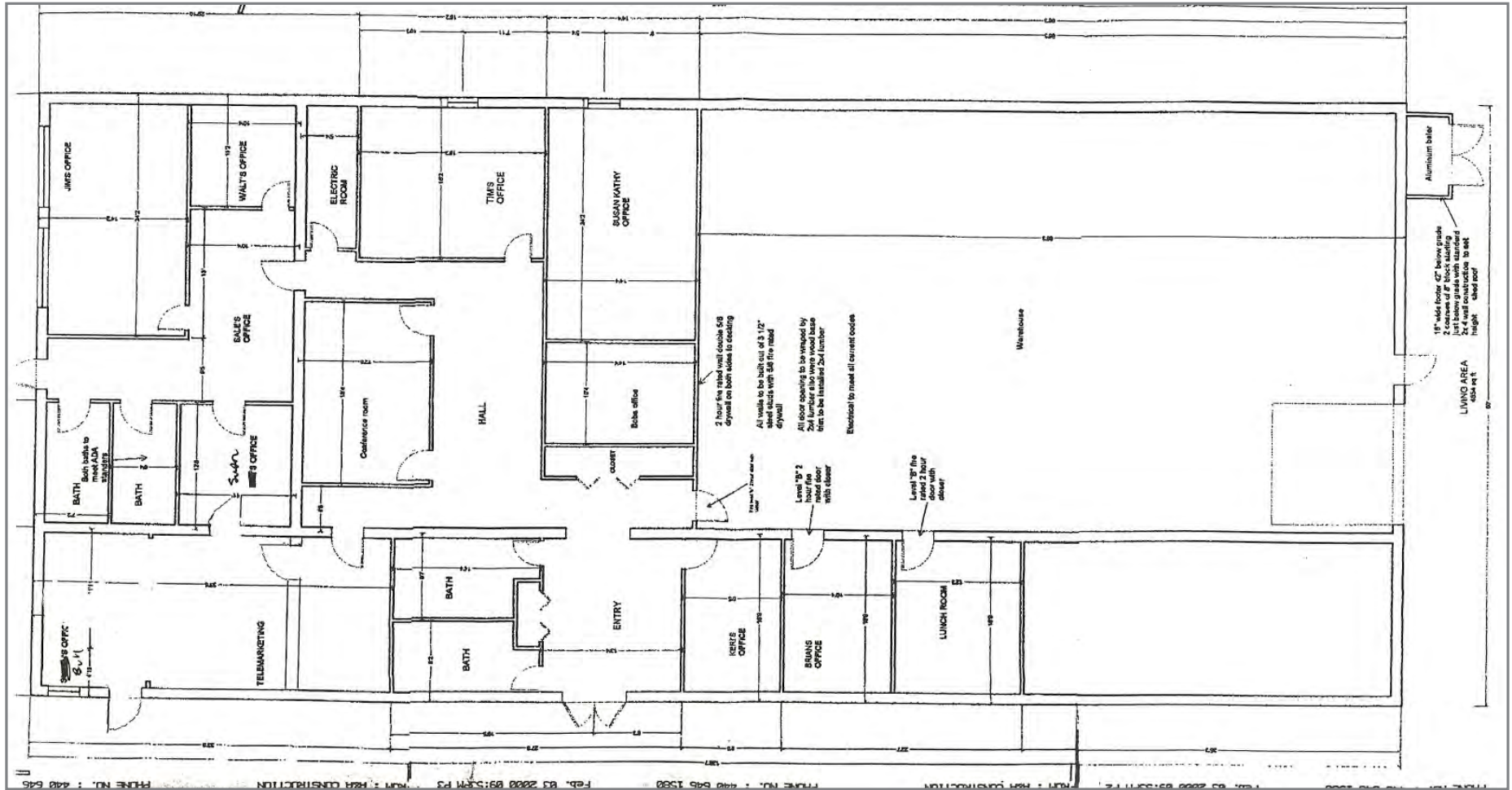
This freestanding building is available for sale or lease. Property features freeway visibility with high-traffic count. Close proximity to interchange at I-82 & I-271 make it an ideal location for businesses requiring convenient highway access to the greater Cleveland and Akron metros.

PROPERTY OVERVIEW

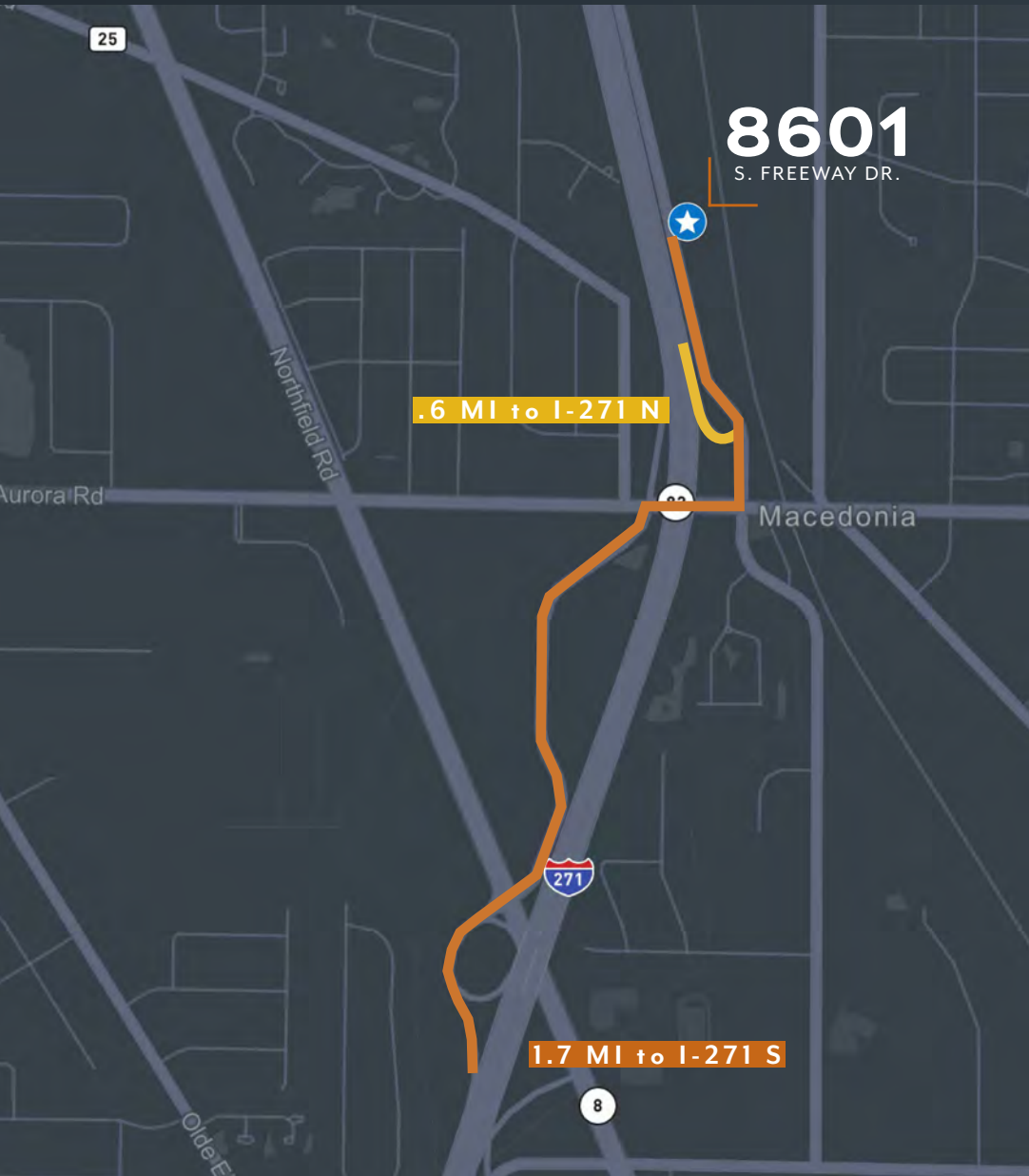
RENTABLE BUILDING AREA	7,800 SF
YEAR BUILT	1973
TENANCY	Single
DRIVE-INS	1 Total 10' W x 12' H
CLEAR HEIGHT	15'
PARKING	1.54 / 1,000 SF 12 Surface Spaces
ADDITIONAL FENCED PARKING	+/- 0.5 ACRES
LAND AREA	1.01 AC (43,996 SF)
ZONING	Industrial
PARCEL	33-02035
SALE PRICE	\$785,000
LEASE RATE	\$8.25 psf NNN/\$5,400 Per Month



FLOOR PLAN



HIGHWAY CONNECTIVITY MAP





Macedonia, Ohio is a highly accessible, business-ready community located at the crossroads of major highways connecting Cleveland and Akron. Its strong commercial activity, steady regional traffic, and growing population create an ideal environment for visibility and growth. With a welcoming community and a balance of suburban ease and metropolitan reach, Macedonia offers a strategic and attractive location for businesses to succeed.

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