

FOR SALE

Premier Flex Office & Warehouse Building



5145 Brecksville Road, Richfield, OH - Building 2

**OFFERED AT
\$1,500,000**



A rare opportunity to acquire a well-maintained flex office and warehouse property in one of Northeast Ohio's most strategic business locations. Ideal for owner-users, investors, or companies seeking room to grow with immediate interstate access.

BUILDING HIGHLIGHTS

- Approx. 12,405 SF Total
- Office & Warehouse
- Multiple Dock Doors
- Multiple Drive-In Bays
- Ample Parking
- Excellent Interstate Visibility and Access
- Located minutes from I-77 and I-80
- Professional Business Park



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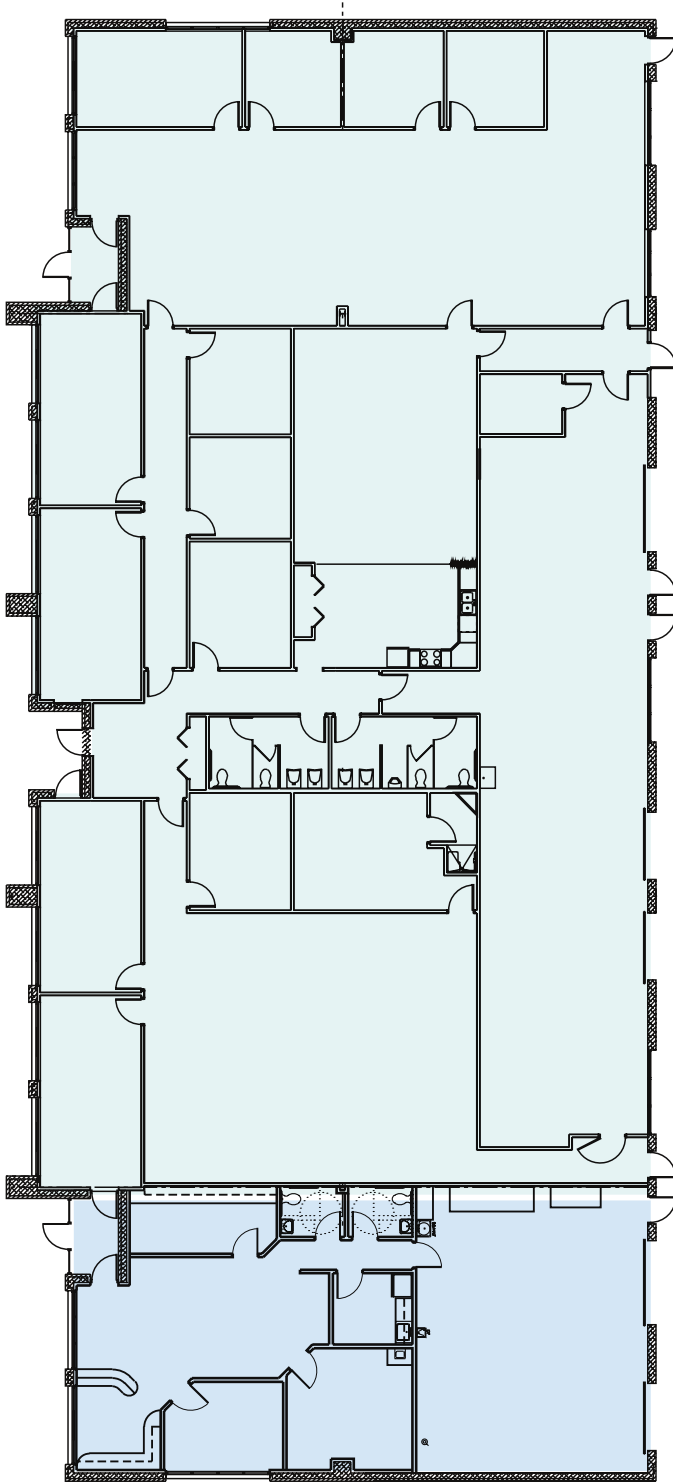
BROKERAGE • CONSULTING • DESIGN • CONSTRUCTION MANAGEMENT

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OWN A FLEXIBLE BUSINESS CAMPUS DESIGNED FOR GROWTH

5145 Brecksville Road, Richfield, OH - Building 2, Suites 201 & 205



This versatile flex property offers an exceptional opportunity for businesses looking to own rather than lease. Featuring a blend of executive office space and functional warehouse areas, the building accommodates a wide variety of industrial, distribution, professional office, service, and technology users.

Whether you're expanding operations, relocating your headquarters, or investing in commercial real estate, this property provides flexibility today while allowing room for future growth.

- **Lot Size:** 6.77 Acres
- **Year Built:** 2005
- **Zoning:** Industrial (I)
- **Clear Height:** 13' 6"
- **Loading:** 3 Dock Doors
- **Grade Level Access:** 5 Drive-In Doors
- **Parking Ratio:** 2.66/1,000 SF
- **Building Class:** Class B Flex



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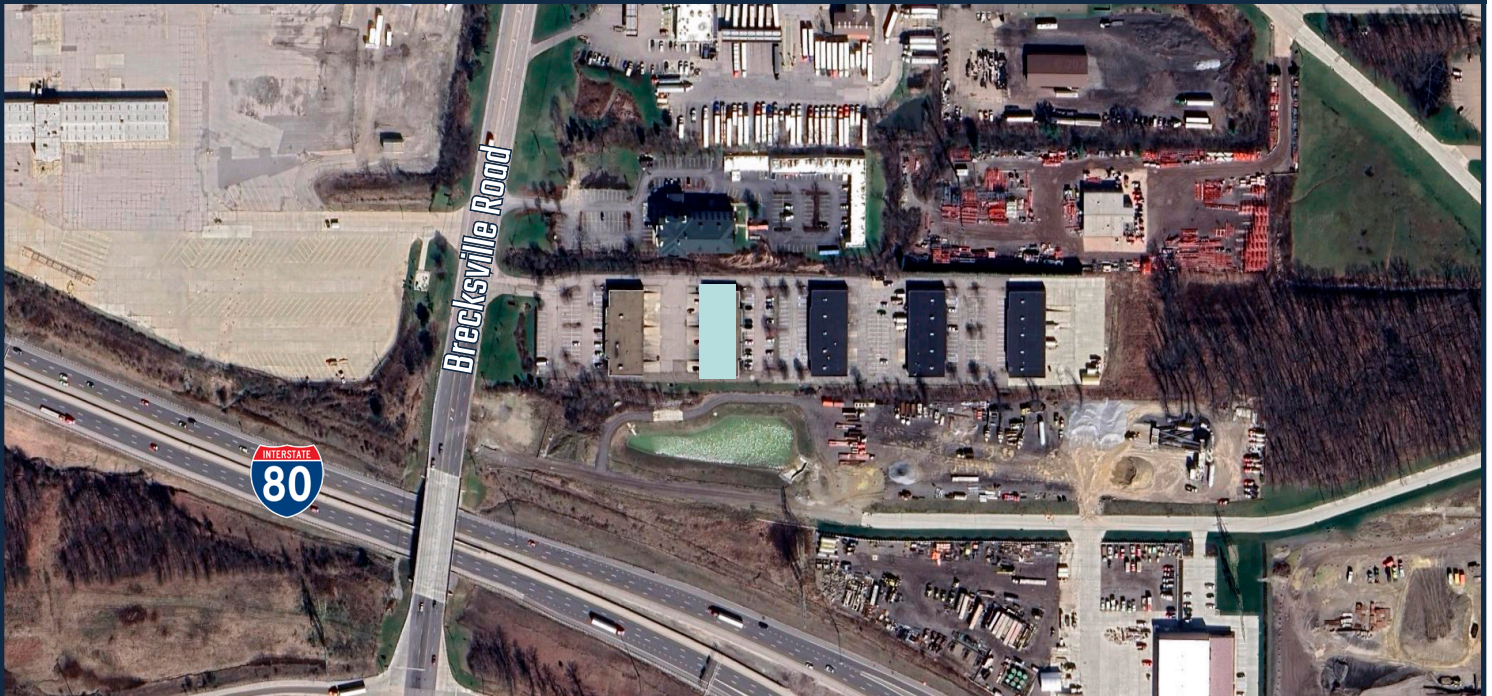
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STRATEGIC RICHFIELD LOCATION

5145 Brecksville Road, Richfield, OH - Building 2, Suites 201 & 205



Offered at \$1,500,000 | Schedule Your Private Tour Today.



Positioned between Cleveland and Akron, Richfield continues to attract logistics, manufacturing, professional services, and technology companies because of its exceptional regional connectivity. Immediate access to Interstate 77 and the Ohio Turnpike provides convenient transportation throughout Northeast Ohio while nearby hotels, restaurants, banking, and retail services support employees and clients alike.

Location Advantages

- Immediate access to I-77
- Immediate access to I-80 / Ohio Turnpike
- 25 minutes to Downtown Akron
- 30 minutes to Downtown Cleveland
- Cleveland Hopkins Airport nearby
- Strong regional workforce
- Established commercial corridor
- Excellent owner-user opportunity

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