

Industrial Flex Space Available

For Lease | 34675 & 34525 Melinz Parkway, Eastlake, Ohio 44095





UNDER NEW OWNERSHIP!

2026 UPGRADES UNDERWAY

- Exterior painting
- Monument signage
- Parking lot improvements
- Comprehensive landscaping overhaul
- LED lighting & interior painting

PROPERTY HIGHLIGHTS

- Excellent highway access to I-90, OH-2, and I-271
- 18' ceiling heights allow for flexible storage
- All units come with full-size dock-high door
- Multiple units with fully air-conditioned warehouse
- Community incentives available
- Heavy power available with the ability to add more

Building Specifications

Total Building Size:	106,339 SF	Drive-in Doors:	One (1)
Parcel #:	34-A-003-0-00-047-0	Primary Use:	Flex
Land Size:	7.00 AC	Construction:	Brick
Year Renovated:	2025	Sprinkler:	Yes
Docks:	34525: Nine (9) 34675: Ten (10)		

LEASE RATE

\$7.50/SF NNN

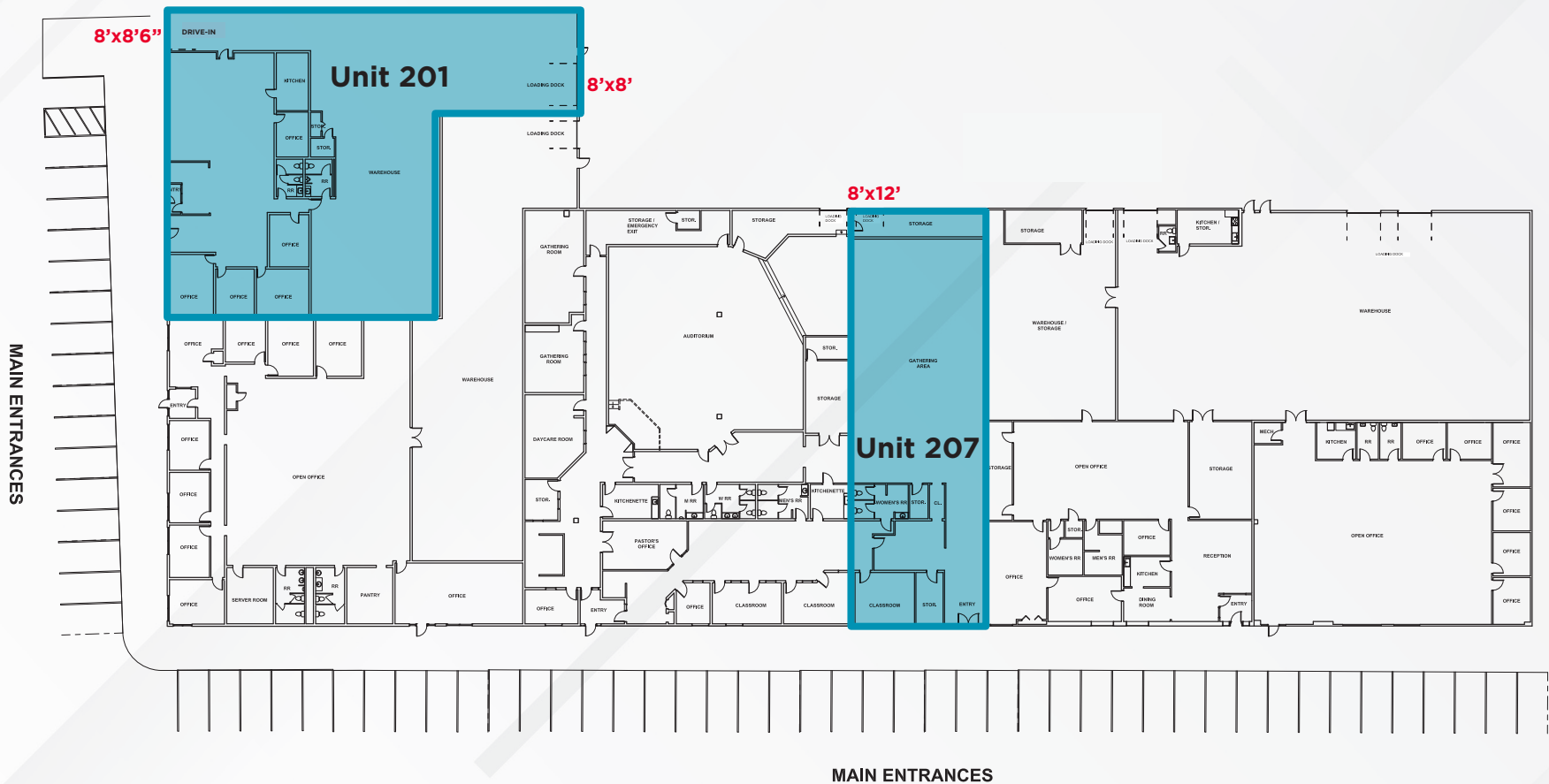
EASTLAKE, OH

Population	Businesses	Median Age	Average HH Income
17,486	630	44.7	\$82,012

34525 Melinz Parkway

Availability

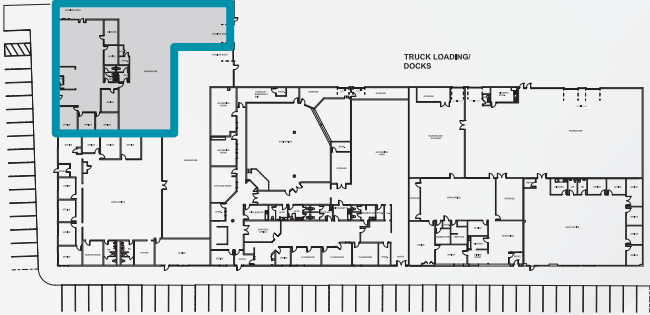
UNIT	TOTAL SF	DRIVE-IN	DOCKS
201	8,672 SF	One (1) 8'x8'6"	One (1) 8'x8'
207	4,902 SF	-	One (1) 8'x12'



34525 Melinz Parkway

Unit 201 Floorplan

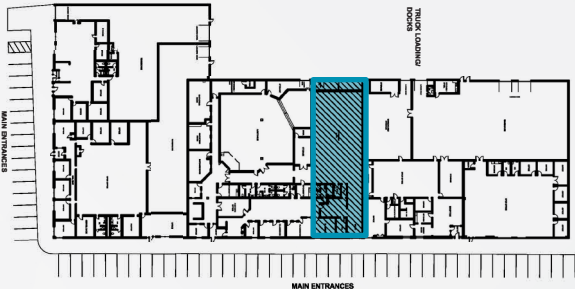
Total SF: 8,672 SF



34525 Melinz Parkway

Unit 207 Floorplan

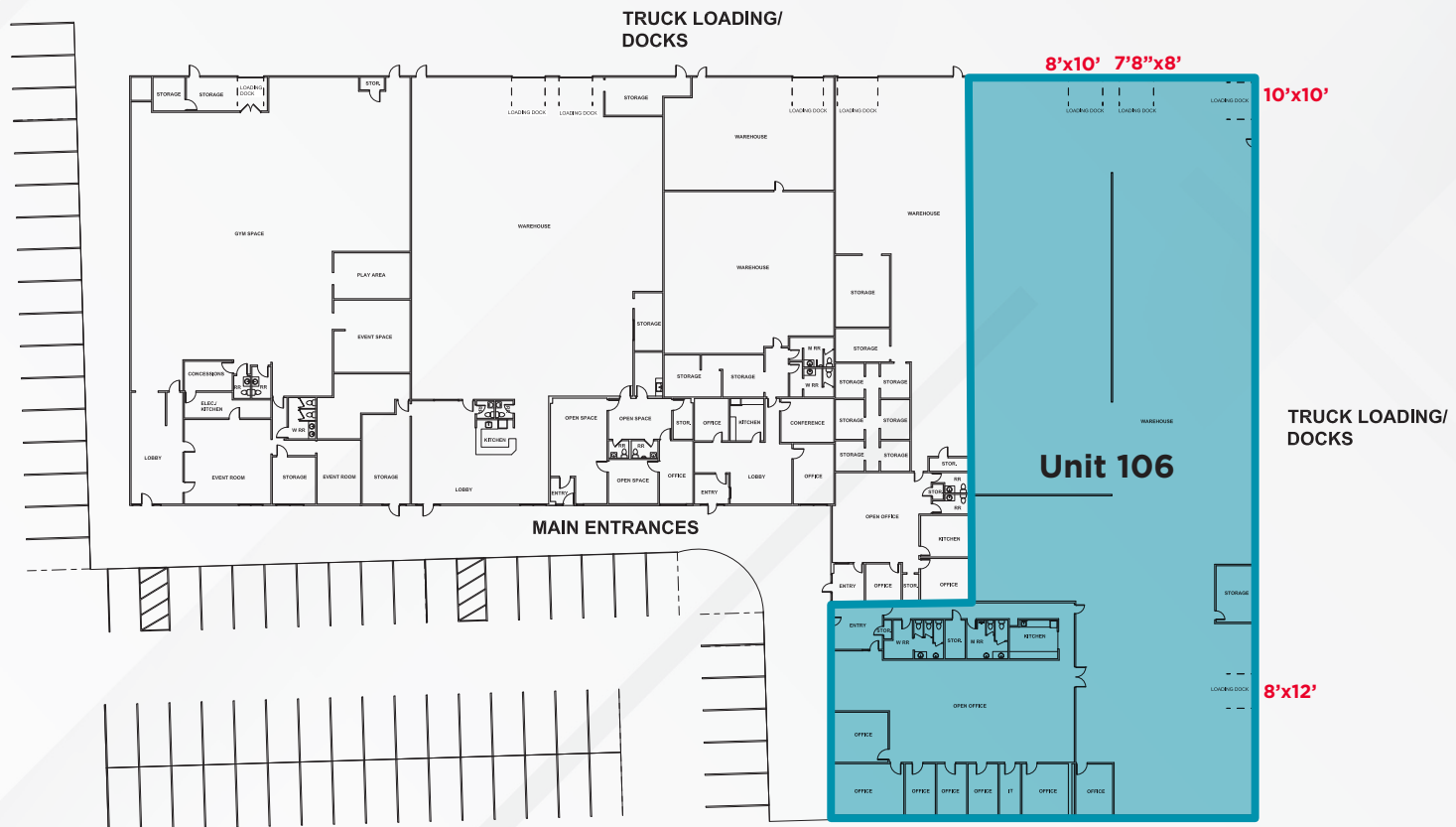
Total SF: 4,902 SF



34675 Melinz Parkway

Availability

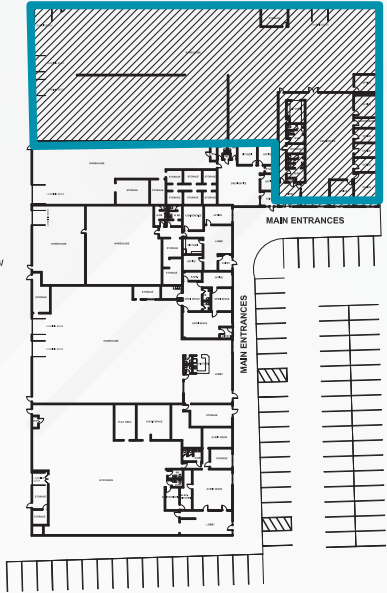
UNIT	TOTAL SF	DOCKS
106	19,914 SF	Four (4) 8'x10' 7'8"x8' 10'x10' 8'x12'



34675 Melinz Parkway

Unit 106 Floorplan

Total SF: 19,914 SF





91

VINE STREET

Citizens Bank

DISCOUNT drug mart FOOD FAIR

Walmart

CLASSIC PARK

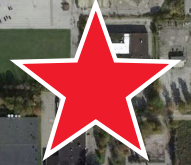
HARBOR FREIGHT

Aladdin Rents

The John F. Gallagher Co. Mechanical Contractors

Eastlake Apartments

E. 337TH ST



FORCE

FOUR POINTS BY SHERATON

LAKELAND FREEWAY

ACADEMY METALS

Andrews motors

CURTIS BLVD

GORDON'S

BEIDLER RD

Ohio Sports and Fitness

BUD Bud Industries, Inc.

WOODHILL SUPPLY, INC.

LAKELAND FREEWAY

CHAMPION MOVING

presrite

91

giant eagle TARGET STARBUCKS COFFEE BUFFALO WILD WINGS

S

Marc's Fresh Sausage. Small Living.

Valvoline Restaurant Oil Change

Panera BREAD

GameStop FAMOUS Jersey Mike's SUBS BJS WHOLESALE CLUB

Bros.

H&R BLOCK

Chick-fil-A

JETS PIZZA

20

footwear Red Robin Party City Office Max

KeyBank

TJ.maxx

MOMENTIVE

PNC



**34675 & 34525 MELINZ PARKWAY
EASTLAKE, OHIO 44095**

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