

# 15,167 SF Available at High Image Office/Industrial Building with Climate Controlled Warehouse

For Lease | 5335 Avion Park Drive, Highland Heights, Ohio 44143



# 5335 Avion Park Drive

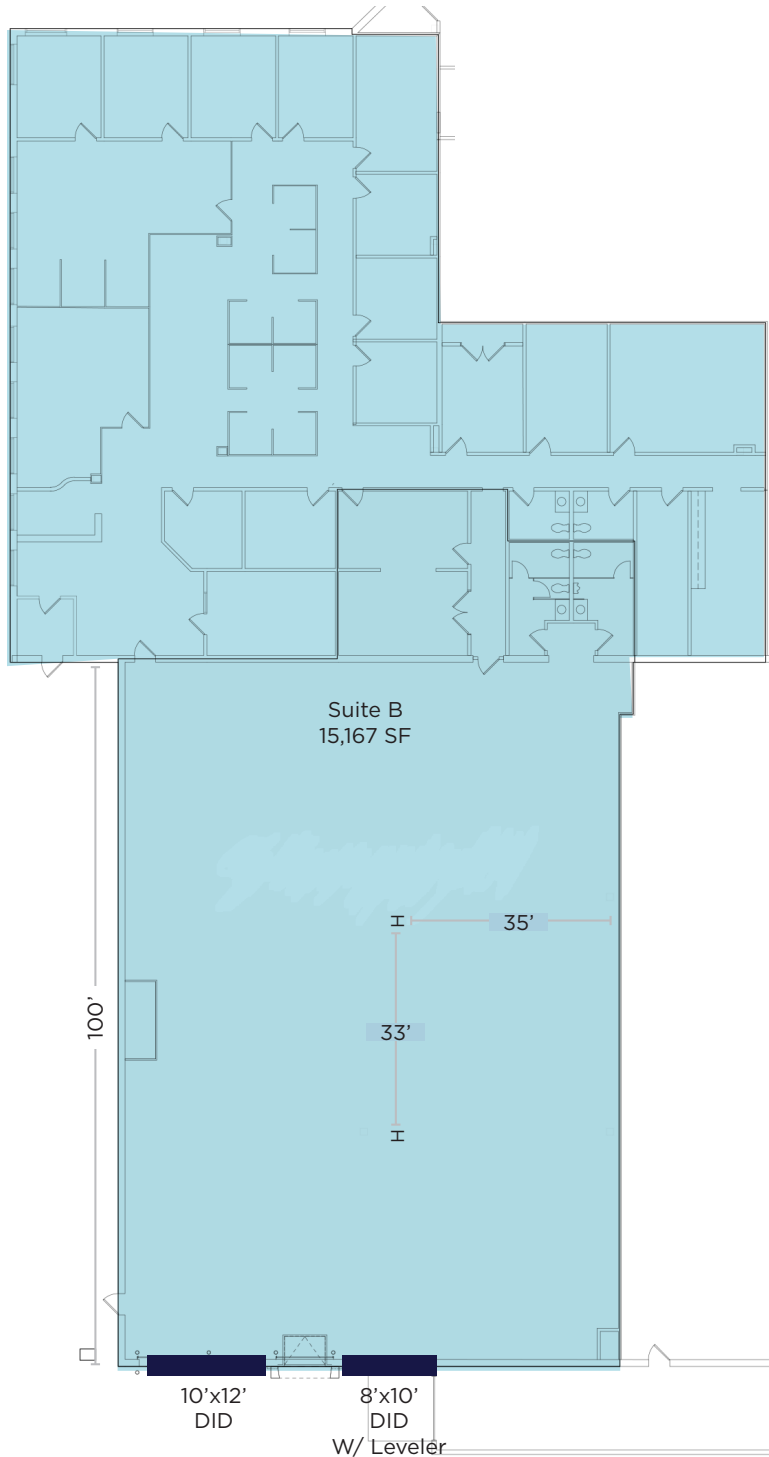
- 7,000 SF of fully air-conditioned and sprinklered warehouse space and 8,167 SF of office
- Located next to the Cuyahoga County Airport
- Minutes from I-271 & I-90
- Proximity to shopping, dining and lodging amenities on Wilson Mills Road
- Located near highly skilled workforce

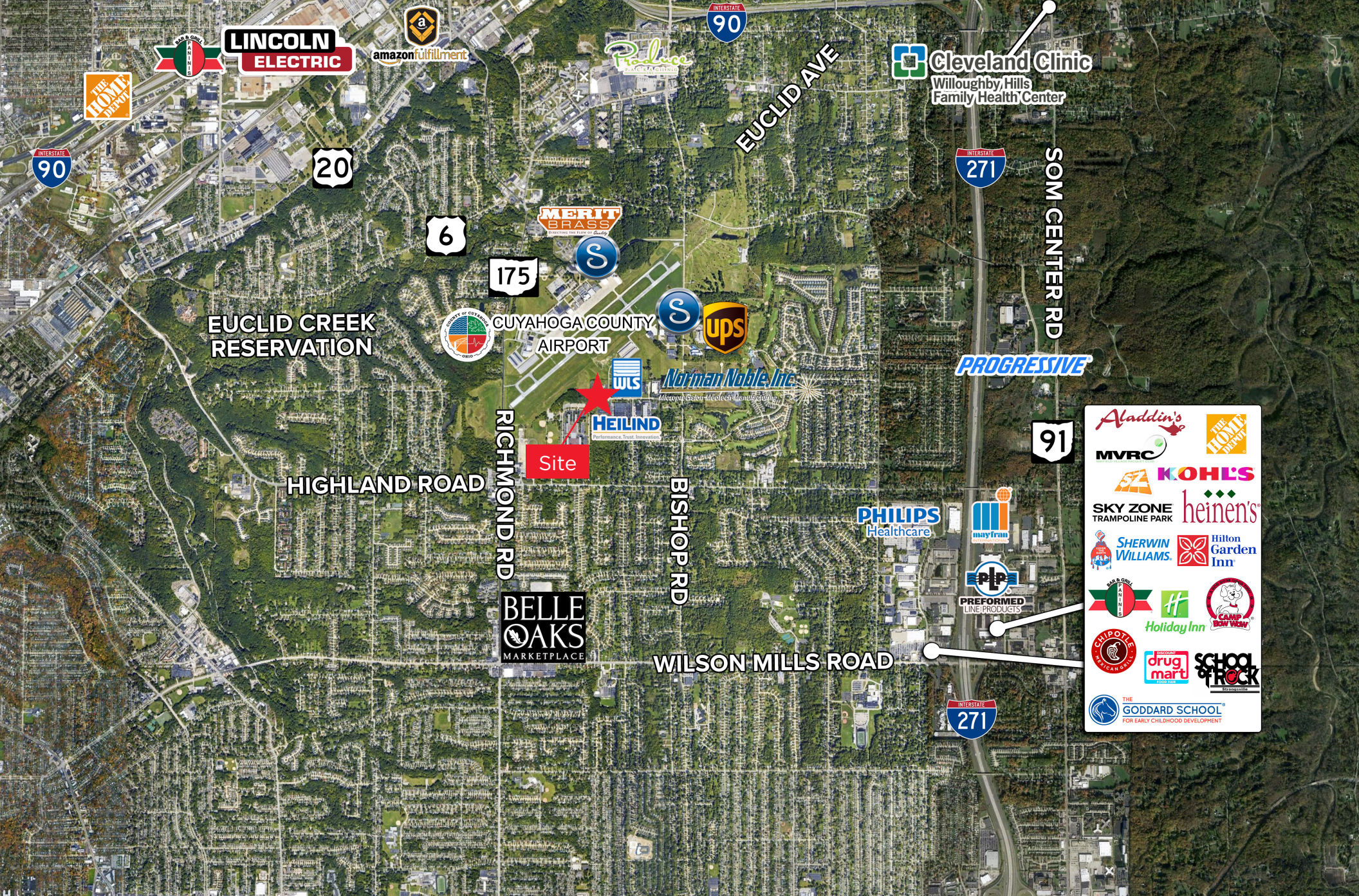
**Lease Rate: \$8.25/SF NNN**



## Availability

Available Space	15,167 SF Total 8,167 SF Office 7,000 SF Warehouse
Year Built (Reno)	1994
Dock w/ Leveler	One (1) - 8'x10'
Drive-In Door	One (1) - 10'x12'
Clear Height	16'
Power	400A/480V/3P





**225,689**  
Population  
(2025 | 5 Mile)

**41.9**  
Median Age  
(2025 | 5 Mile)

**104,088**  
Households  
(2025 | 5 Mile)

**\$94,298**  
Household Income  
(2025 | 5 Mile)

**8,871**  
Total Businesses  
(2025 | 5 Mile)

**106,922**  
Total Employees  
(2025 | 5 Mile)

**5335 AVION PARK DRIVE  
HIGHLAND HEIGHTS, OHIO 44143**

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