

WAREHOUSE/FLEX UNIT AVAILABLE IN MEDINA



FOR LEASE
569 N STATE ROAD
MEDINA, OH 44256

LEASE RATE: \$6.50/SF NNN + GAS & ELECTRIC

NEW Look! NEW Opportunities! Coming Fall, 2026



PROPERTY HIGHLIGHTS

- Available on December 1, 2026
- Unit 569 (±4,133 SF): Warehouse (±1,900 SF) | First Floor Office (±1,800 SF) | Second Floor Mezzanine (±433 SF)
- With the right term length, a dock door could be added to this unit
- Net Fees: \$3.32/SF
- Net Fees include: landscaping, snowplow, trash, taxes, insurance, water, and sewer
- Tenants pay gas and electric
- Signage: Wall sign on the building
- Power: Single-Phase
- Parking: Approximately 30 shared spaces and additional parking in the rear graveled yard
- Zoning: Medina City I-1, Industrial District
- Highway Access: 5 miles to I-71/SR-18 interchange



LISTING AGENTS

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PROPERTY OVERVIEW

569 N State Road is a flex unit at this property that offers an ideal combination of warehouse and office functionality in a well-located 4-unit business park. Unit 569 is a $\pm 4,133$ SF space that has $\pm 1,800$ SF of main level office space with a private office, storage room, and conference area, $\pm 1,900$ SF of warehouse space with a 14' x 14' ground level door in the back of the building, a private restroom, and ± 433 SF of second floor mezzanine space. With the right term length, a dock could be added to this unit, if needed. The property benefits from 30+ shared parking spaces among the tenants, plus a rear gravel area for additional parking. Situated in an Industrial District, this space is well-suited for manufacturing, distribution, or office/warehouse users seeking functional, flexible space. There are conditional permitted uses for recreational and retail businesses.

LOCATION OVERVIEW

Located on North State Road and North Progress Drive. The property is on the west side of Medina and minutes from Medina's Downtown Historic Square. This property is just 5 miles to highway I-71.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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





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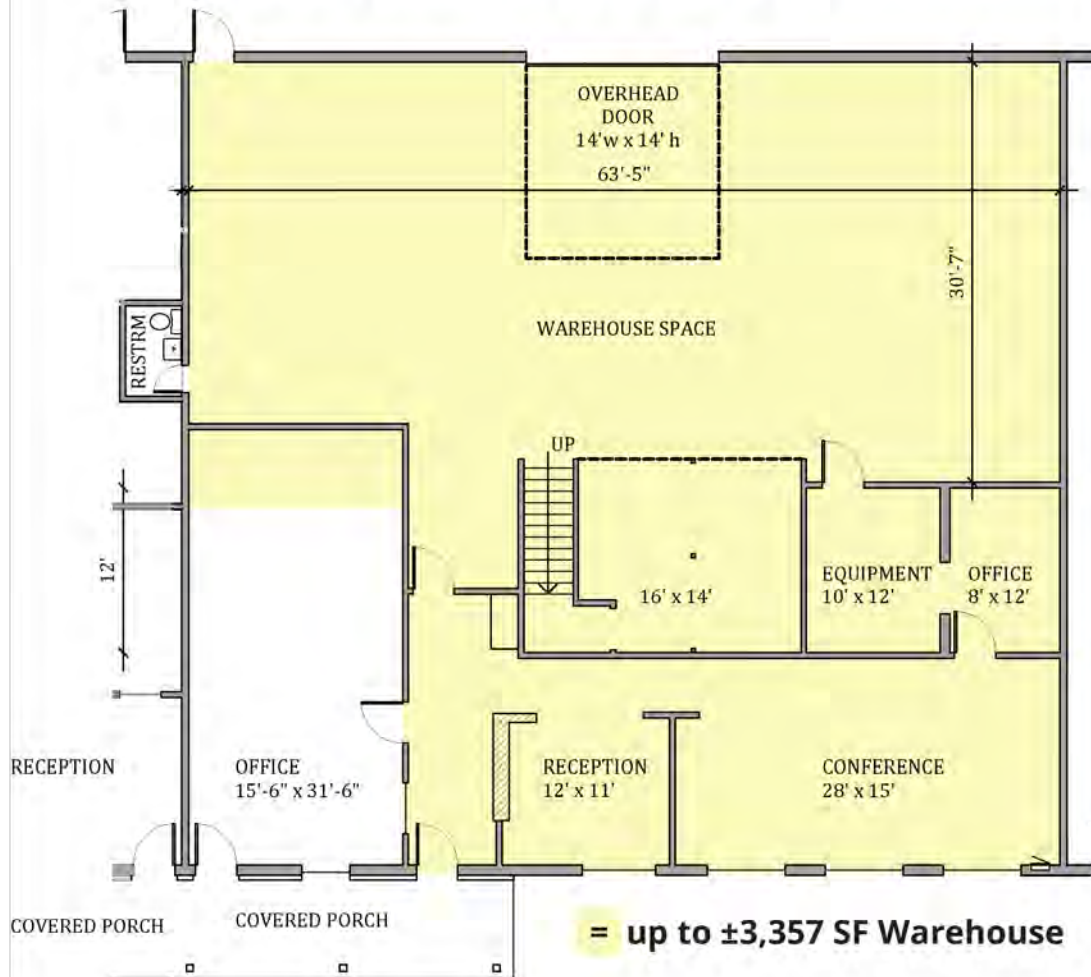


UNIT 569 HIGHLIGHTS

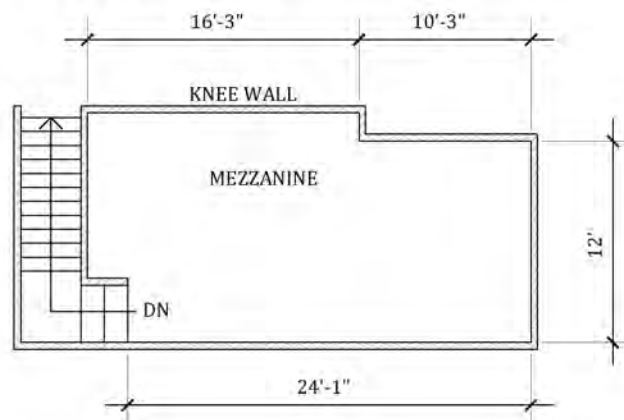
- Available: $\pm 3,700$ SF - $\pm 4,133$ SF
- Base Rent: \$2,238.71/mo
- Net Fees: \$1,143.46/mo
- Available December 1st
- Currently no dock door, but could be added
- Warehouse $\pm 1,900$ SF up to $\pm 3,357$ SF consists of 14' x 14' ground level door, 15' ceiling clearance, and restroom
- First Floor Office ± 342 SF up to $\pm 1,800$ SF consists of a single private office, conference room and storage room
- Second Floor Mezzanine (± 433 SF)



MAIN LEVEL FLOORPLAN - UNIT 569



SECOND FLOOR - UNIT 569



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ZONING: I-1 INDUSTRIAL DISTRICT

PRINCIPALLY PERMITTED USES ARE AS FOLLOWS:

- None Public Utility Bulk Storage and Display
- Distribution Center
- Heavy Duty Repair Services
- Light Manufacturing
- Major or Minor Motor Vehicle Repair
- Mixed Use Building
- Motor Vehicle Storage
- Off-Street Parking Lot, Garage, or Deck
- Office
- Plant Greenhouse
- Research and Development Laboratory with No Hazardous, Noxious or Offensive Conditions
- Self-Storage Warehouse
- Truck Transfer Terminal
- Veterinary Office or Hospital in an Enclosed Building
- Warehouse
- Wholesale Establishment
- Other Similar Uses as Determined by the Planning Commission

CONDITIONALLY PERMITTED USES ARE AS FOLLOWS:

- Building Materials Sales Yard and Lumber Yard
- Educational Institution- Technical School, Vocational School, College, or University
- Car Wash
- Passenger Transportation Agency and Terminal Commercial Entertainment
- Publicly Owned or Operated Government Facility
- Commercial Recreation
- Wireless Telecommunication Facility
- Contractor's Equipment Storage Yard
- Crematorium
- Fitness Facility
- Heavy Manufacturing
- Motor Vehicle Sales
- Recreation Facility
- Retail Business

