

# Land and Office Investment For Sale

1680 INDUSTRIAL PARKWAY SOUTH, BRUNSWICK, OHIO 44212



## Overview

- **Attention: Investors, Developers, Office, Industrial and Specialty Users** - this is a great opportunity to own property (with current income) in an exclusive Business Park with a wide range of permissible uses.
- **Per the City website:** Brunswick Business Park South includes medical suppliers, food manufacturers, technology, robotics, distribution, construction materials, corporate offices and specialty manufacturers.
- Unmatched freeway visibility; directly off of I-71.
- 6,000 SF office building currently leased until May 1, 2028 sits on approximately 2.0 acres of the 4.0 acre parcel.
- Approximately 2.0 acres of the 4.0 acre parcel could be made available for future development and/or expansion of current structure
- Stunning office building built in 2001.
- Roof and mechanicals are original and in good condition.
- LED lighting
- Real estate taxes are \$12,500 annually.
- Medina County PPN 003-18D-12-070

**See Agents for additional information**

## Highlights

- 6,000 SF office building on +/- 4.0 acres with Industrial visibility leased thru April 2028.
- Incredible (I-71) highway visibility with current income and future investment value.

## Property Details



**Sales Price**  
\$1,465,000



**Lot Size**  
+/- 4.0 Acres



**Building Size**  
6,000 SF



**Zoning**  
I-L Light Industrial/  
Office/R & D

*Rev: July 30, 2025*

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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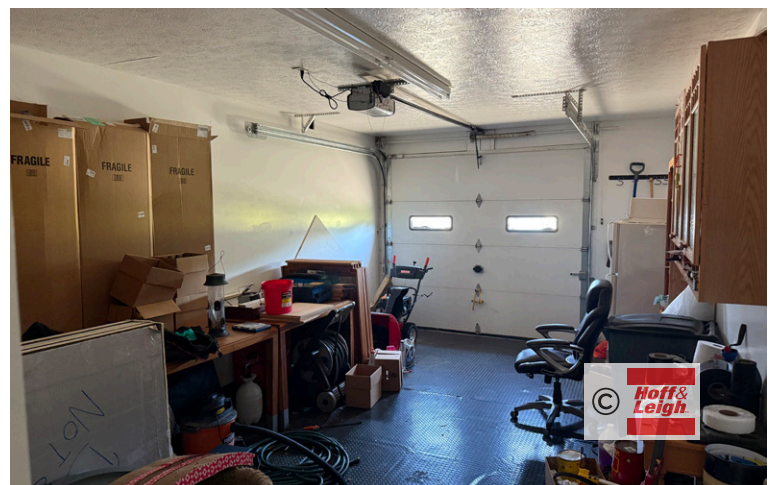
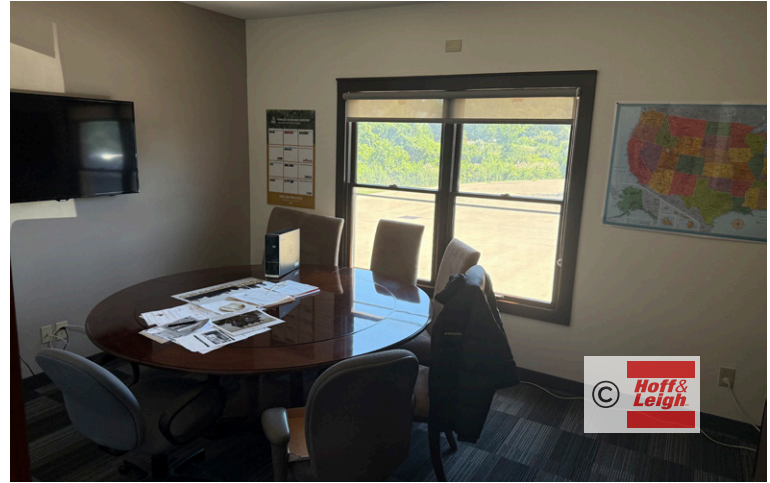
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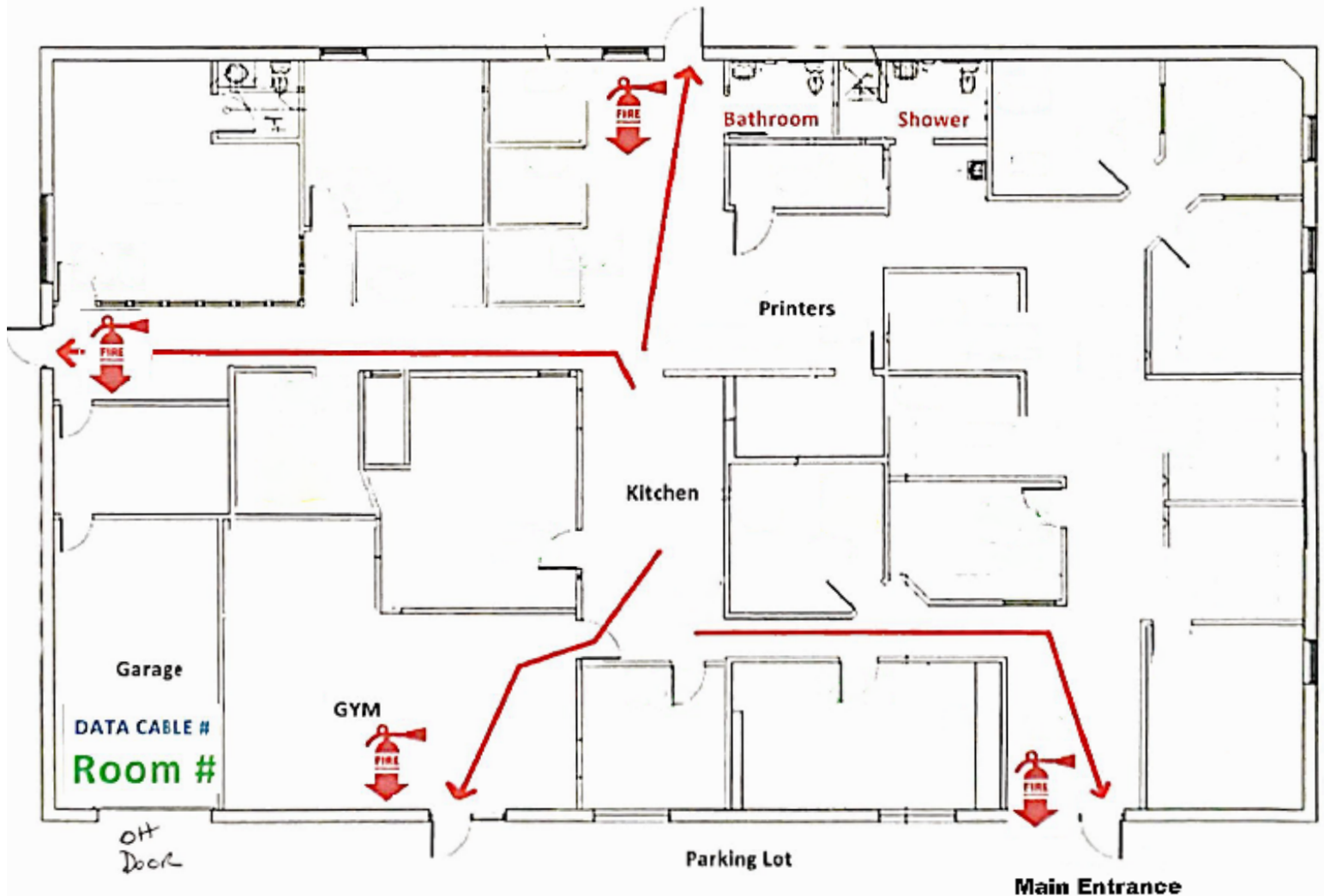
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## Floor Plan



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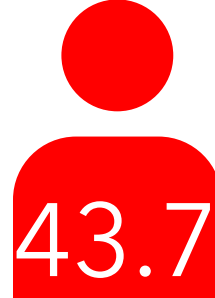
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## DEMOGRAPHICS

3-Mile Radius



32,389  
Population



43.7  
Median Age



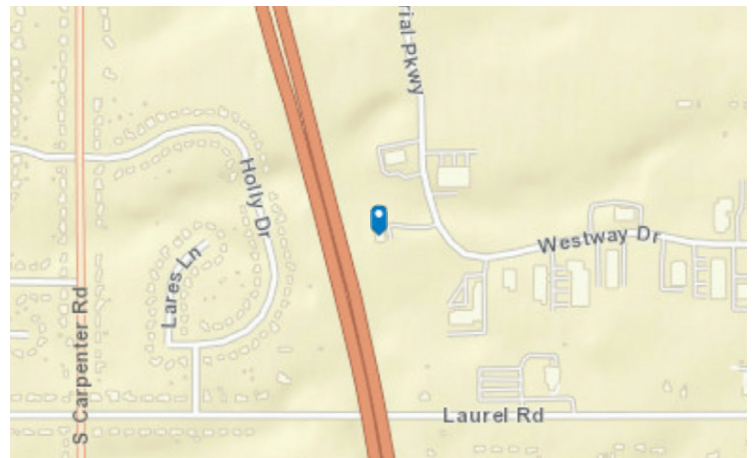
2.4  
Average  
Household Size



\$87,784  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Laurel Rd	43,640	0.1
I- 71	3,607	0.2
Lares Ln	3,442	0.3
Fillmore Dr	7,772	0.4
Center Rd	4,758	0.5



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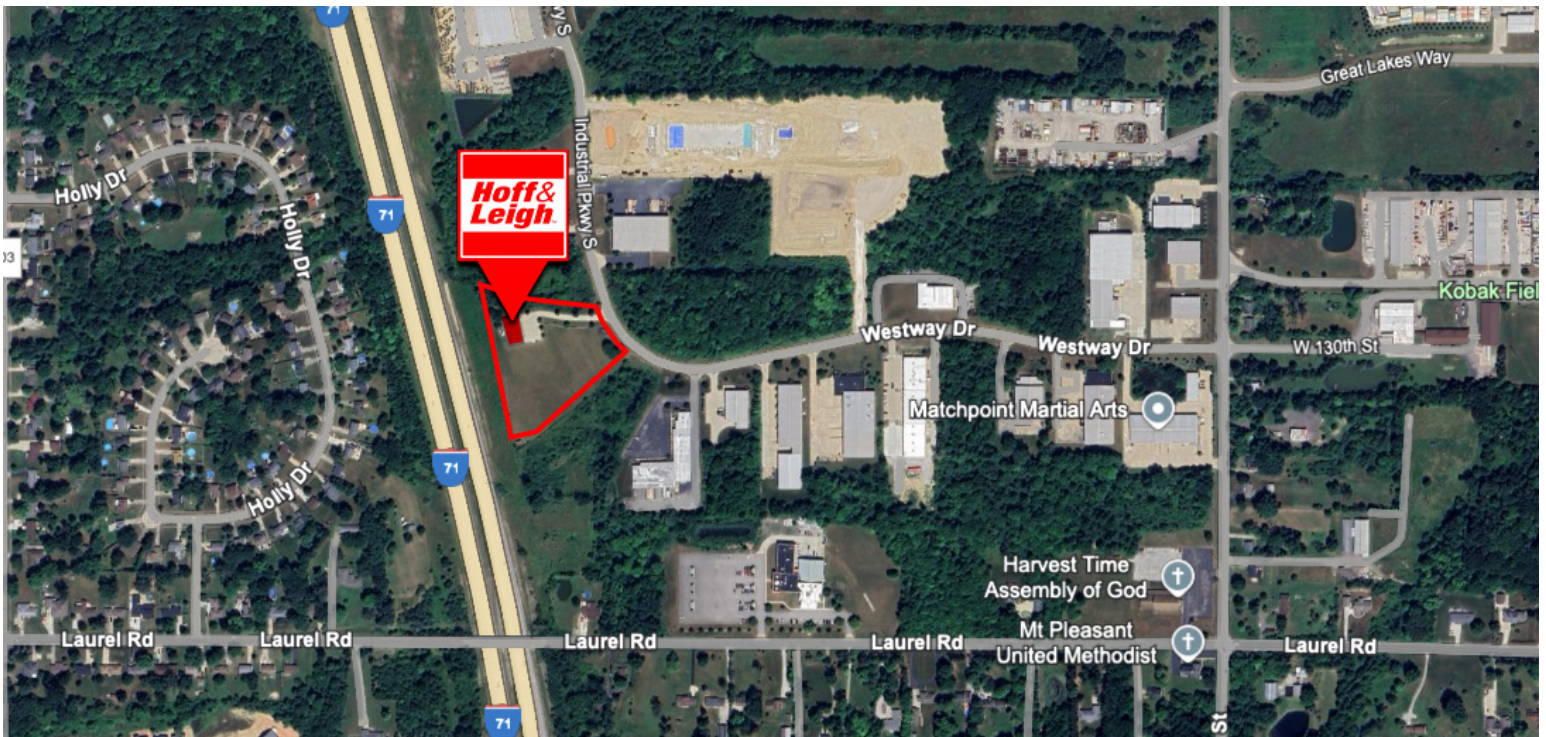
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