

Office/Warehouse/Flex Space For Lease

3420 CAVALIER TRAIL UNIT B, CUYAHOGA FALLS, OHIO 44224



Overview

Located when entering the Cavalier Business Park sits a nice 4,320 SF flex unit consisting of a mixture of approximately 1,440 SF office space, 1,440 SF warehouse, and a 1,440 SF mezzanine level for extra storage.

Office layout contains an open showroom when entering the unit, two 12' x 16' offices, a 16' x 10' office/small conference room, open space for 6 cubicles, kitchenette and 2 restrooms. Warehouse contains a 14' overhead door, 3 phase power, reznor heat, floor drain and automatic overhead door.

Tenant pays \$2,880 in rent per month, gas, electric, and water/sewer/trash. Landlord pays property taxes, property insurance and all common area maintenance.

This gem is available on April 1, 2026. Call Jennifer to schedule a tour today.

Unit:	Size:	Lease Rate:
B	4,320 SF	\$8.00 SF/YR (MG)

Highlights

- Nice office floor plan
- Good signage exposure
- Warehouse with 14' Overhead Door
- 3 Phase Power
- Excellent Location
- Monument Signage

Property Details



Lease Rate
\$8.00 SF/YR (MG)



Space Available
4,320 SF



Zoning
Office/Warehouse

Rev: January 14, 2026

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.



Jennifer Fernandez, SIOR, CCIM

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DEMOGRAPHICS



56,450

Population



41.6

Median Age



Average
Household Size

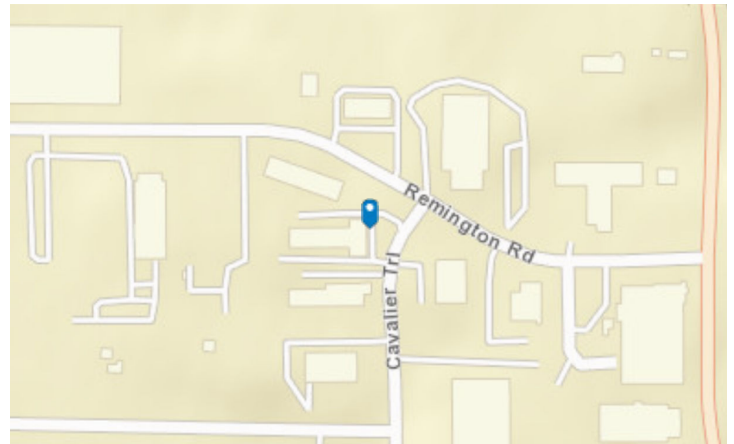


\$77,388

Median Household
Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Wyoga Lake Rd	5,790	0.4
Remington Rd	5,360	0.4
Marc Dr	12,134	0.6
Marc Dr	13,796	0.6
Marc Dr	14,216	0.6



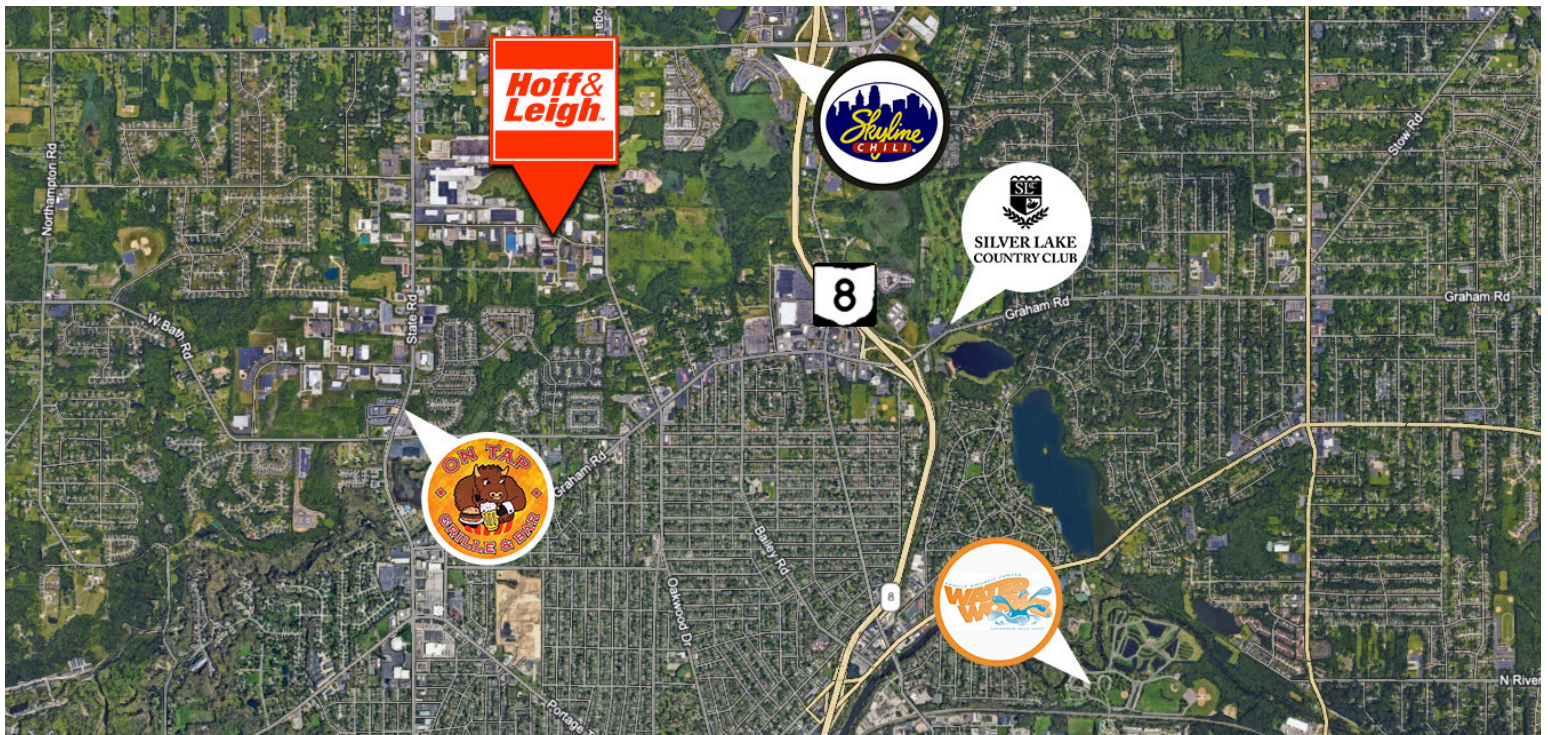
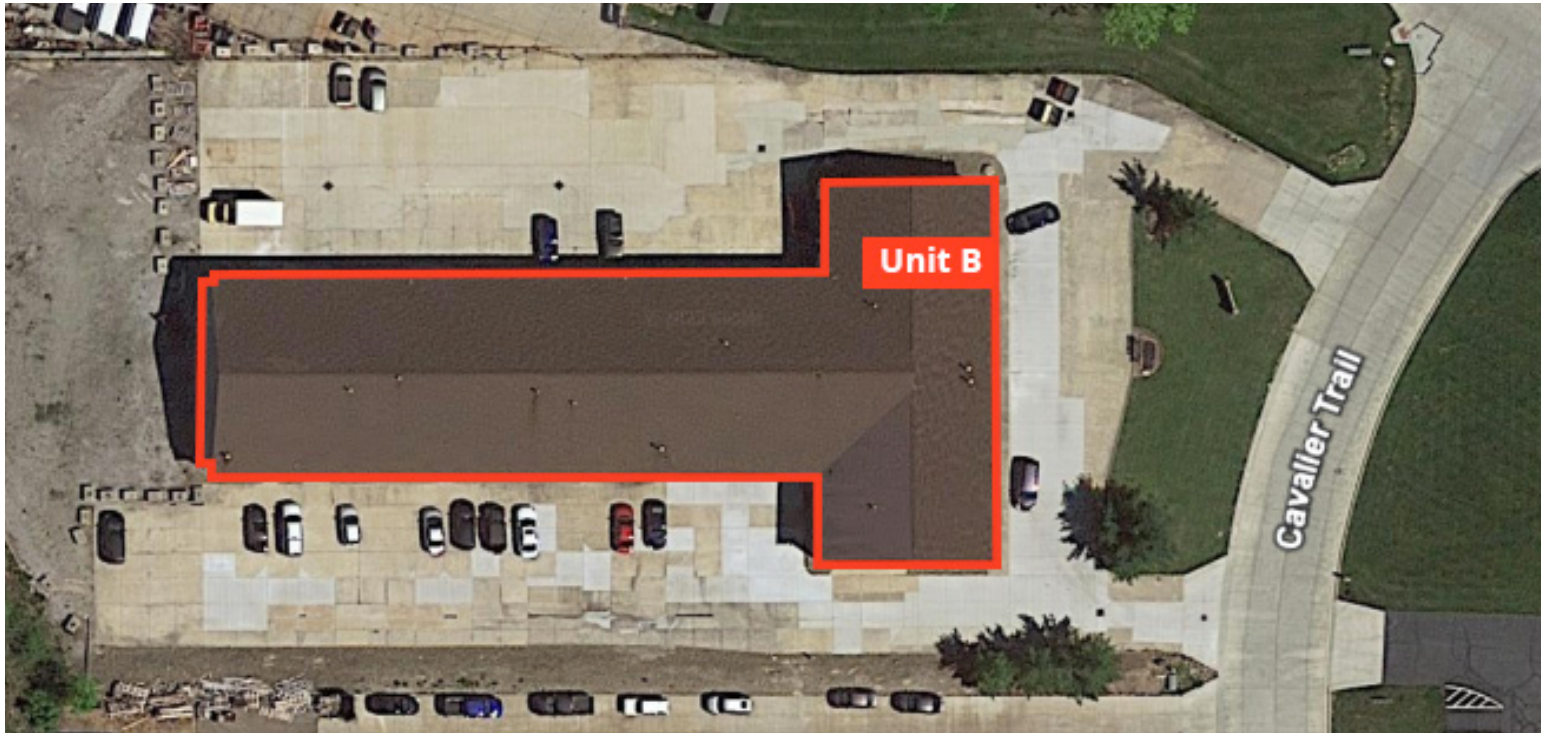
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