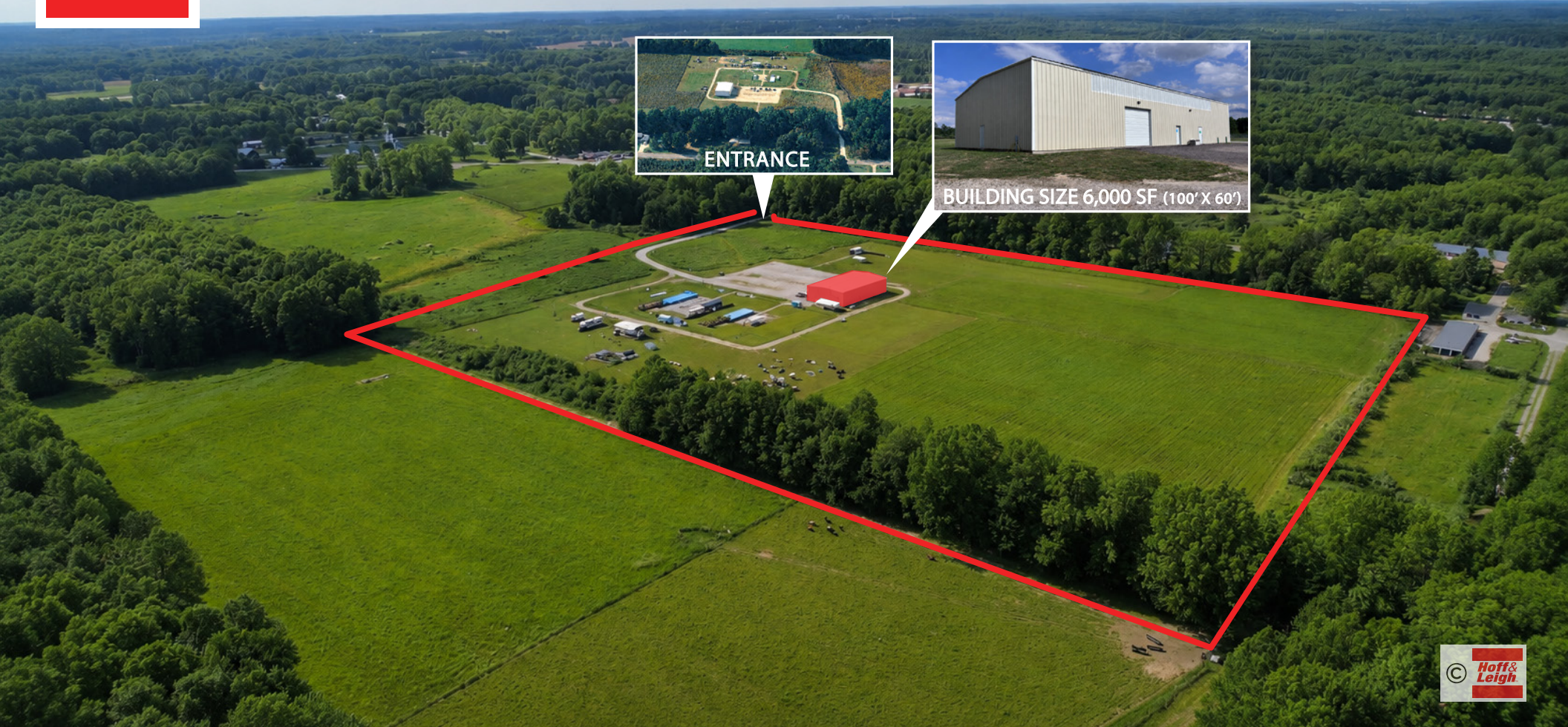


25 Acres & Warehouse for Sale

6948 OH-303, WINDHAM, OHIO 44288



Property Details

Sales Price

■ \$1,300,000

Lot Size

■ 25 Acres

Building Size

■ 6,000 SF (100'x60')

Zoning

■ Residential Commercial

Rev: June 16, 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.

Cole Kroneker
C: 216.302.4338
O: 330.940.9360
CKroneker@HoffLeigh.com

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Overview

This 25-acre compound in Freedom Township, Ohio sits directly in the path of outward economic growth from Northeast Ohio's core markets. This plug and play property has a new construction commercial shop on site with carports, overnight RV parking spots, a swimming pool, job trailer, and more that can either stay or be removed prior to closing. 12.35 acres is currently being farmed and the owner is entitled for additional commercial use or to build a house. City electric on site, and gas at street. Positioned at the intersection of OH-303 & OH-88, the property benefits from consistent local traffic and connectivity between regional hubs, making it an ideal location for contractor-focused uses, service businesses, or a blended residential-commercial concept. With no known wetlands and flexible zoning, developers and owner-users can move immediately.

Contact Cole Kroneker today to learn more.

Highlights

- New Construction 6,000 SF (100' x 60') clear-span warehouse with two 10'x12' drive-in doors
- 22' ft high ceiling at peak
- High placed windows
- 6" Heated and polished concrete floors
- Mezzanine
- Dehumidifiers, matte black industrial ceiling fans, and gas heat equipped
- 2 restrooms already framed and plumbing roughed in
- Hard packed gravel parking lot/outdoor storage
- 1.15 acres fenced in
- Adjacent 30 acre commercial property with shop also listed for sale with Cole Kroneker.



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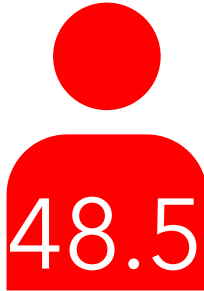
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DEMOGRAPHICS



2,713

Population



48.5

Median Age



2.4

Average Household Size

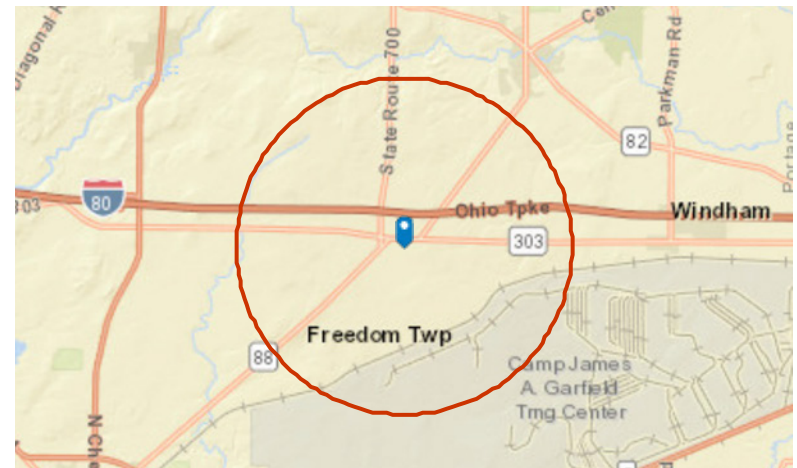


\$74,172

Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Richfield Hudson Rd	6,860	0.2
Richfield Hudson Rd	4,021	0.3
Freedom Rd	3,511	0.4
Richfield Hudson Rd	1,466	0.4
Nichols Rd	5,070	0.5



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