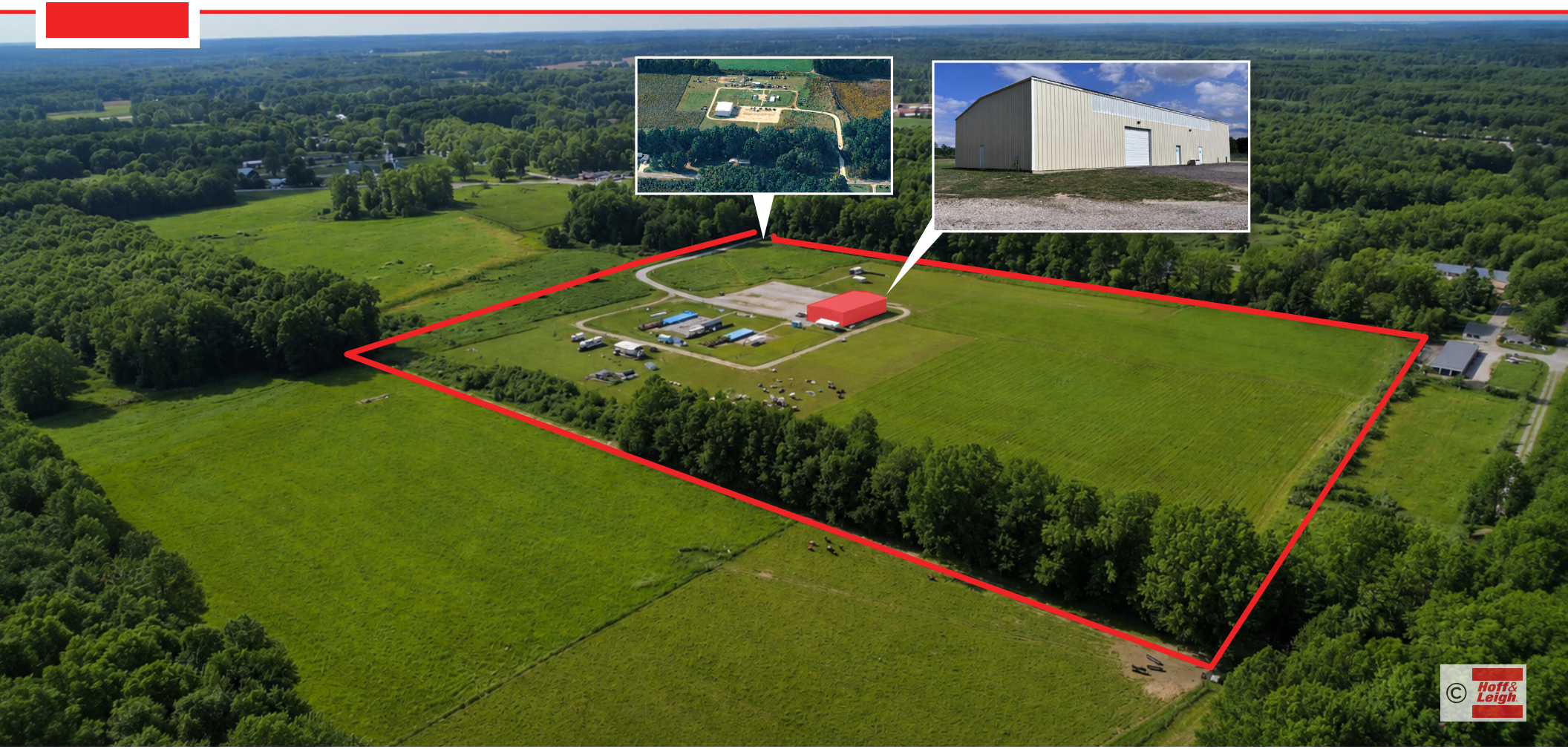
New-Build Shop + Fenced Yard for Lease | Windham, OH

6948 OH-303, WINDHAM, OHIO 44288



Property Details

Lease Rate

- **$8.00/SF/YR ($4,000/Month) (NNN)**

Space Available

- 6,000 SF
  Plus 1.15 Fenced Acres

Building Size

- 6,000 SF

Zoning

- Residential Commercial

Rev: November 24, 2026

Our Network Is Your Edge

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Cole Kroneker
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Highlights

- $4,000/Month NNN ($8.00/SF/yr)
- 6,000 SF (100’ x 60’) Clear-Span Shop, Built 2022
- 22’ at Peak with Mezzanine and High-Placed Windows
- Two 10’ x 12’ Drive-In Doors
- 6” Heated, Polished Concrete Floors; Gas Heat Equipped, Dehumidifiers, Industrial Ceiling Fans
- 1.15 Fenced Acres, Hard-Packed Gravel for Parking and Outdoor Storage
- Two Restrooms Framed, Plumbing Roughed In
- Electric on Site, Gas at the Street
- Zoned Residential Commercial (Freedom Township)
- Corner of OH-303 & OH-88 | 8 Min to Garrettsville | ~10 Min to the Ohio Turnpike (I-80) | 14 Min to Ravenna | 28 Min to Warren



Overview

A 2022 clear-span shop with polished heated floors, and a fenced yard, ready for a contractor, trade or service fleet that works through the winter. It’s just outside growing Garrettsville, 9 minutes from the Turnpike Commerce Center, where Piping Rock signed a 408,767 SF lease, and 28 minutes from SoftBank’s Lordstown plant, which is being retooled to build AI data center equipment.

Contact Cole Kroneker today to learn more.

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DEMOGRAPHICS

2,713
Population

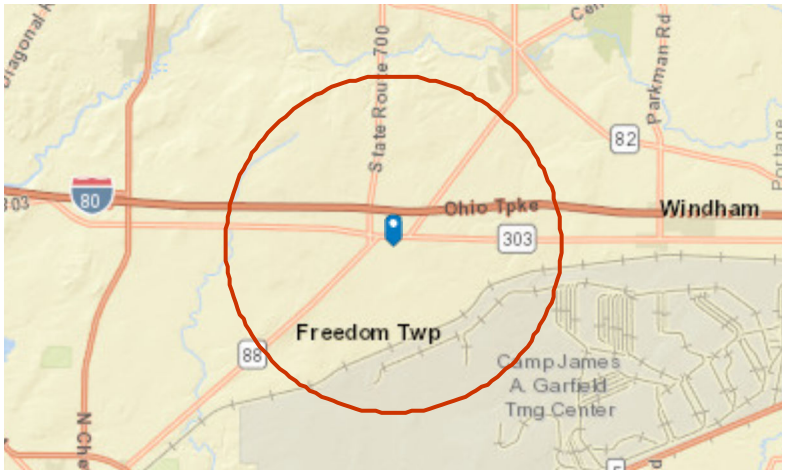
48.5
Median Age

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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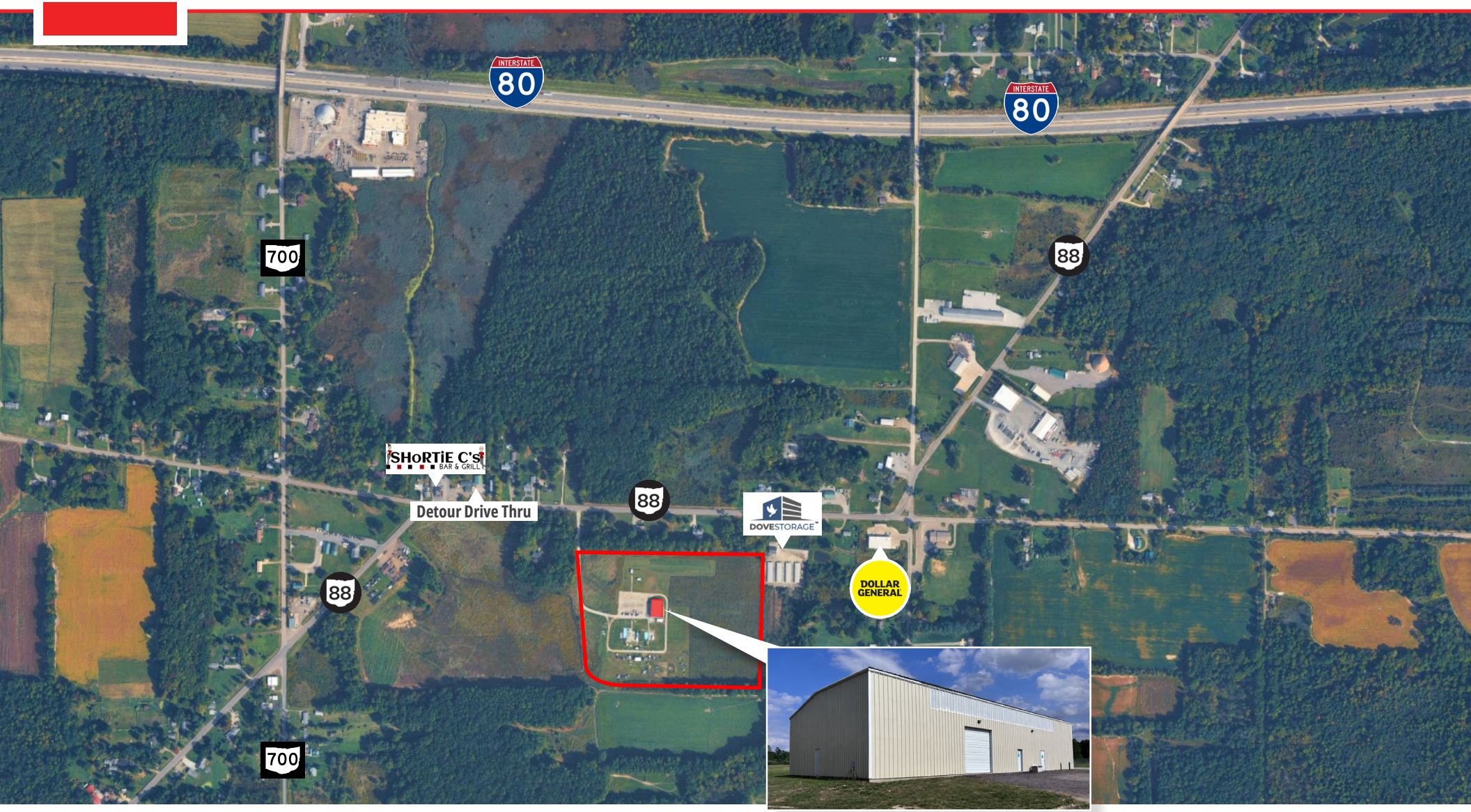

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