

3333 Win St Cuyahoga Falls, OH 44223

Industrial Space for Lease

Leasing
Brochure

- 41,184 SF Available
- \$6.85/SF NNN

MATTHEWS™

Leasing Highlights

±41,184 SF
Available

\$6.85/SF NNN
Lease Rate

Property Details

Address	3333 Win St, Cuyahoga Falls, OH 44223
Lot Size	±2.99 AC
Year Built	1994/1998/2000
Construction	Masonry
Total SF	±41,184 SF
Warehouse SF	±37,488 SF
Office SF	±3,696 SF
Clear Height	20'
Drive In Doors	2
Dock Doors	6
Power	4000 Amps 480v 3-Phase
Sprinklered	Yes

Highlights

- Available for occupancy October 1st, 2026
- Situated in Ascot Industrial Park, located just ±2.5 Miles from Route 8
- Heavy Power: Property is equipped with 4000 Amps of 480 3-phase Power
- Adjacent ±2.2 acre parcel available for future expansion



Property Photos



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Broker of Record
Matthew Wallace
License No. REC.2022007141 (OH)
Firm Lic. No.: REC.2022007141 (OH)

Industrial Space For Lease

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Ascot Pkwy

Win St



Drive Times

- ±16 Min
Akron, OH
- ±20 Min
Akron Fulton Airport
- ±39 Min
Cleveland Hopkins International Airport
- ±42 Min
Cleveland, OH

±7.4 Miles to I-80 Access

Alro Steel
America's Premier Metals Service Center
Distribution Center

THE HOME DEPOT
Distribution Center

KOBELCO
KOBÉ STEEL GROUP
Manufacturing Plant

ASSOCIATED MATERIALS™
Headquarters
±1,000 Employees

GOJO Purell
Distribution Center

Ascot Park

BECKER ata **FRONTLINE™ international** **ASCOT VALLEY FOODS**
Quality Metal Products, Trusted Excellence. *always in good taste*

LEADINGEDGE **Advanced Poly-Packaging, Inc.**

nsk Spunfab **STEELASTIC™**
ADHESIVE FABRICS TIRE TECHNOLOGY MOVING YOU FORWARD

Kent State University Airport
The airport supports the broader College of Aeronautics and Engineering faculty and serves ±400 active flight training students per year

±7.8 Miles to I-77 Access

Subject Property

Retail Corridor

Walmart Supercenter **LOWE'S**
Auto Zone **NTB** **ups** **Valvoline**

MENARDS™



Cuyahoga Falls, OH

Local Market Overview

Cuyahoga Falls, Ohio is a well-established suburban community located in Summit County between Akron and Cleveland, offering residents and businesses access to Northeast Ohio's major employment corridors while maintaining a strong neighborhood-oriented identity. Known for its extensive park system, walkable downtown district, and proximity to the Cuyahoga River, the city has evolved into one of the region's most desirable suburban markets. Front Street, the city's revitalized downtown corridor, has become a focal point for dining, entertainment, and community events, contributing to continued residential and commercial interest. Its strategic location along State Route 8 and near Interstate 77 provides convenient regional connectivity throughout the Akron-Canton and Greater Cleveland metropolitan areas.

The local economy benefits from a diverse employment base supported by healthcare, advanced manufacturing, education, professional services, and logistics sectors. Major regional employers including Summa Health, Cleveland Clinic Akron General, Goodyear Tire & Rubber, and Akron Children's Hospital provide workforce stability and sustained economic activity throughout the area. The city also benefits from the broader innovation and polymer research ecosystem associated with the University of Akron and Northeast Ohio's industrial legacy. Residential demand remains supported by strong public amenities, highly accessible retail corridors, and a growing preference for suburban communities offering outdoor recreation and quality-of-life advantages.



Cleveland, OH | ±36 Miles Away

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,588	50,981	141,753

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,754	24,259	64,764

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$154,236	\$108,511	\$101,963

For Lease

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Exclusively Listed By

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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **3333 Win St, Cuyahoga Falls, OH 44223** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.