

2948 Nationwide Pkwy Brunswick, OH 44212

Industrial Space for Lease

Leasing
Brochure

- ±24,480 SF Available
- \$6.80/SF NNN
- .9 Acres of Outdoor Storage

MATTHEWS™

Leasing Highlights

±24,480 SF

Available

\$6.80/SF NNN

Lease Rate

±2.64 AC

Lot Size

Property Details

Address	2948 Nationwide Pkwy Brunswick, OH 44212
Lot Size	±2.64 AC
Year Built	1987
Construction	Masonry/Metal
Total SF	±24,480 SF
Warehouse SF	±20,480
Office SF	±4,000
Clear Height	14'6"
Column Spacing	40'x 25'
Drive In Doors	2
Dock Doors	3
Power	800 Amps 480v 3-Phase
Sprinklered	Wet

Highlights

- Available for occupancy Dec 1st, 2026
- ±0.9 acres of Fenced in Outdoor storage available
- Approximately 1 mile from the I-71 / State Route 303 interchange, providing convenient access for employees, customers and regional distribution
- Situated within Brunswick's established industrial corridor along Nationwide Parkway, surrounded by other industrial and distribution users



Property Photos



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Broker of Record
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Nationwide Pkwy

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Brunswick, OH

Local Market Overview

Brunswick, Ohio is strategically positioned in northern Medina County between the Cleveland and Akron employment centers, providing industrial users with efficient access to Northeast Ohio's broader labor force, transportation infrastructure, and consumer base. The city benefits from direct access to Interstate 71 via State Route 303 and is approximately 15 minutes south of Cleveland Hopkins International Airport. Brunswick contains three established industrial parks, including the approximately 260-acre Nationwide Industrial Park, supporting a concentration of manufacturing, distribution, logistics, and service-oriented businesses. The city's location along I-71 also provides direct connectivity north toward Cleveland and south toward Columbus, enhancing its appeal for regional distribution and last-mile operations.

Industrial fundamentals across Medina County remain favorable. As of Q1 2026, the county contained approximately 25.0 million square feet of industrial inventory with a 3.9% vacancy rate. The market recorded 82,124 square feet of positive net absorption during the quarter, while only 60,690 square feet was under construction. Weighted net asking rents averaged approximately \$5.65 per square foot annually, compared with \$5.80 across the broader Cleveland industrial market. Limited vacancy, modest new construction, and continued tenant demand support Brunswick's competitive position as a well-connected industrial location within Northeast Ohio.



Cleveland, OH | ±20 Miles Away

Population	1-Mile	3-Mile	5-Mile
2025 Population	4,321	41,767	81,611

Households	1-Mile	3-Mile	5-Mile
2025 Households	1,663	16,361	31,775

Income	1-Mile	3-Mile	5-Mile
Avg Household Income	\$112,149	\$113,221	\$117,402

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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 **2948 Nationwide Pkwy Brunswick, OH 44212** ("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.

APOLLO OM TEMPLATE SECTION

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Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

2968 Nationw ide Pky

Brunswick, OH 44212

1987

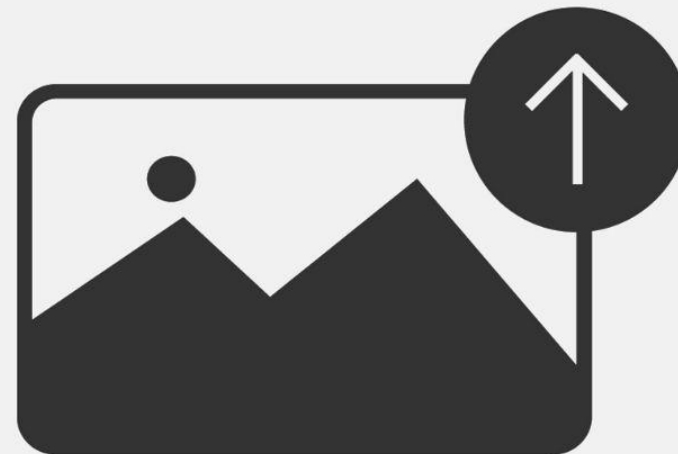
Year Built

±27,000 SF

GLA

Xxxx

Lease Type



PENDING PHOTOS

**Retail
Investment Opportunity**

Offering Memorandum

MATTHEWS™

Executive Summary

2968 Nationwide Pky
Brunswick, OH 44212

1987
Year Built

±0 SF
GLA

XXXX
Lease Type

The Opportunity

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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$000,000

List Price

00.00%

Cap Rate

00.00%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	00/00/0000
Term Remaining on Lease	±00 Years
Increases	XXXXXXXXXX
Options	XXXXXXXXXX

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



PENDING PHOTOS

Brunswick, OH

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market's appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,776	53,440	142,714
Current Year Estimate	6,586	53,965	144,877
2020 Census	6,811	53,852	143,095
Growth Current Year-Five-Year	2.88%	-0.97%	-1.49%
Growth 2020-Current Year	-3.31%	0.21%	1.25%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,029	25,281	64,845
Current Year Estimate	2,947	25,623	66,021
2020 Census	2,904	24,814	64,506
Growth Current Year-Five-Year	2.77%	-1.33%	-1.78%
Growth 2020-Current Year	1.49%	3.26%	2.35%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$129,304	\$108,735	\$102,068