



Colliers

FOR SALE OR LEASE

Lease Rate: **\$7.50/SF NNN**

Sale Price: **Negotiable**

595 Golden Oak Pkwy
Oakwood Village, OH

Conor Toomey, SIOR
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200 Public Square
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Accelerating success.

Executive Summary

Address	595 Golden Oak Parkway
City, State Zip	Oakwood, OH 44146
County	Cuyahoga
School District	Bedford City School District
Parcel #'s	795-33-011
Acres	1.005
Taxes	\$20,441.14
Zoning	I-1: Light Industrial
Total SF	15,313
Office SF	1,896
Warehouse SF	13,417
Year Built	1980
Clear Height:	16'
Docks:	1 (w/ leveler)
Drive-Ins:	2 (12'x14'; 16'x14')
Column Spacing:	33'x39'
Power:	200A / 240V
Office HVAC:	Yes
Warehouse Heat:	Gas-fired forced air units.
Sprinklers:	None



15,313 SF



ZONING		
I-1 LIGHT INDUSTRIAL		
	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	100'	150'
MINIMUM LOT AREA	1 ACRE	1.0047 ACRES
MAXIMUM LOT COVERAGE	35 PERCENT	35 PERCENT
HEIGHT RESTRICTION	35'	18.5'
PARKING SPACES	1 PER 2 EMPLOYEES	

FLOOD ZONE
FLOOD ZONE "C"
"AREA OF MINIMAL FLOOD HAZARDS"
COMMUNITY PANEL # 390122 0001 B
EFFECTIVE DATE: MARCH 2, 1979

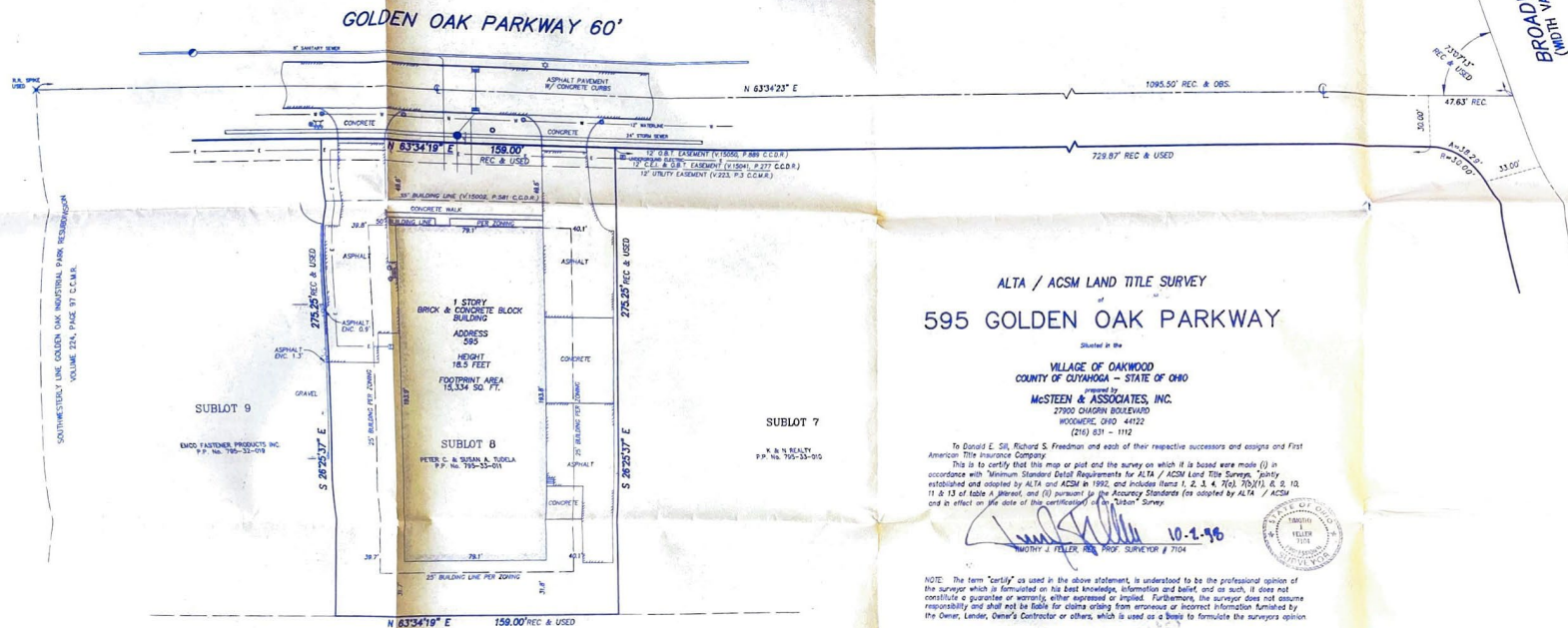
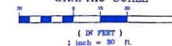
AREA
43,765 SQUARE FEET
1.0047 ACRES

PARKING
NO LINED PARKING SPACES

LEGAL DESCRIPTION

Situated in the Village of Oakwood, County of Cuyahoga and State of Ohio, and Known as being Sublot No. 8 in Golden Oak Industrial Park Resubdivision being a Resubdivision of Golden Oak Industrial Park, recorded in Volume 223 of Maps, Page 3 of Cuyahoga County Records of part of Original Bedford Township Lot Nos. 99 and 100, as shown by the recorded plat in Volume 224 of Maps, Page 97 of Cuyahoga County Records, and being a parcel of land 159 feet front on the Southeastly side of Golden Oak Parkway and extending back of equal width 275.25 feet, as appears by said plat.

GRAPHIC SCALE



ALTA / ACSM LAND TITLE SURVEY
595 GOLDEN OAK PARKWAY

Located in the
VILLAGE OF OAKWOOD
COUNTY OF CUYAHOGA - STATE OF OHIO
prepared by
McSTEEN & ASSOCIATES, INC.
27900 CHAGRIN BOULEVARD
WOODMERE, OHIO 44122
(216) 831 - 1112

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, 11 & 13 of table A thereto, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA / ACSM) and in effect on the date of this certification of an "Urban Survey."

NOTE: The term "certify" as used in the above statement, is understood to be the professional opinion of the surveyor which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied. Furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by the Owner, Lender, Owner's Contractor or others, which is used as a basis to formulate the surveyors opinion.

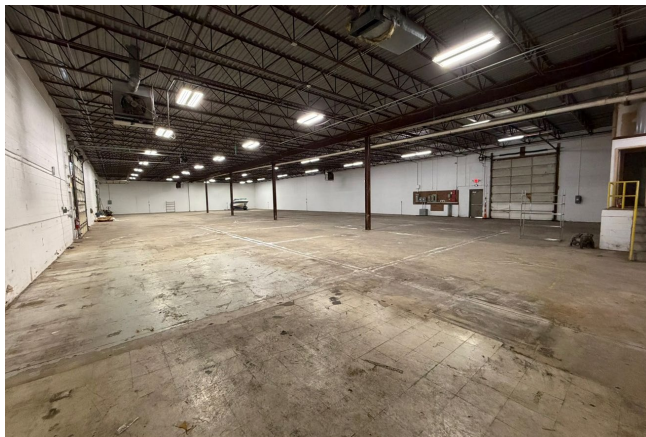
UTILITY NOTE: The utility and sewer information shown hereon either on or above ground was physically located in the field and is accurate. All underground information shown was taken from plans provided by their respective utility companies and received by the date September 23, 1998 and we cannot guarantee their accuracy or completeness. If and when we receive any additional utility or sewer plans, we will revise our survey and issue new prints accordingly.

Bearings shown hereon are to an assumed meridian and are used to denote angles only. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 1/2" rebar with an identification cap stamped "McSTEEN 7104".

NOTES

1.) This property is subject to deed restrictions imposed by Golden Oak Industrial Park, Inc. recorded in Volume 15002, Page 581 of Cuyahoga County Records.

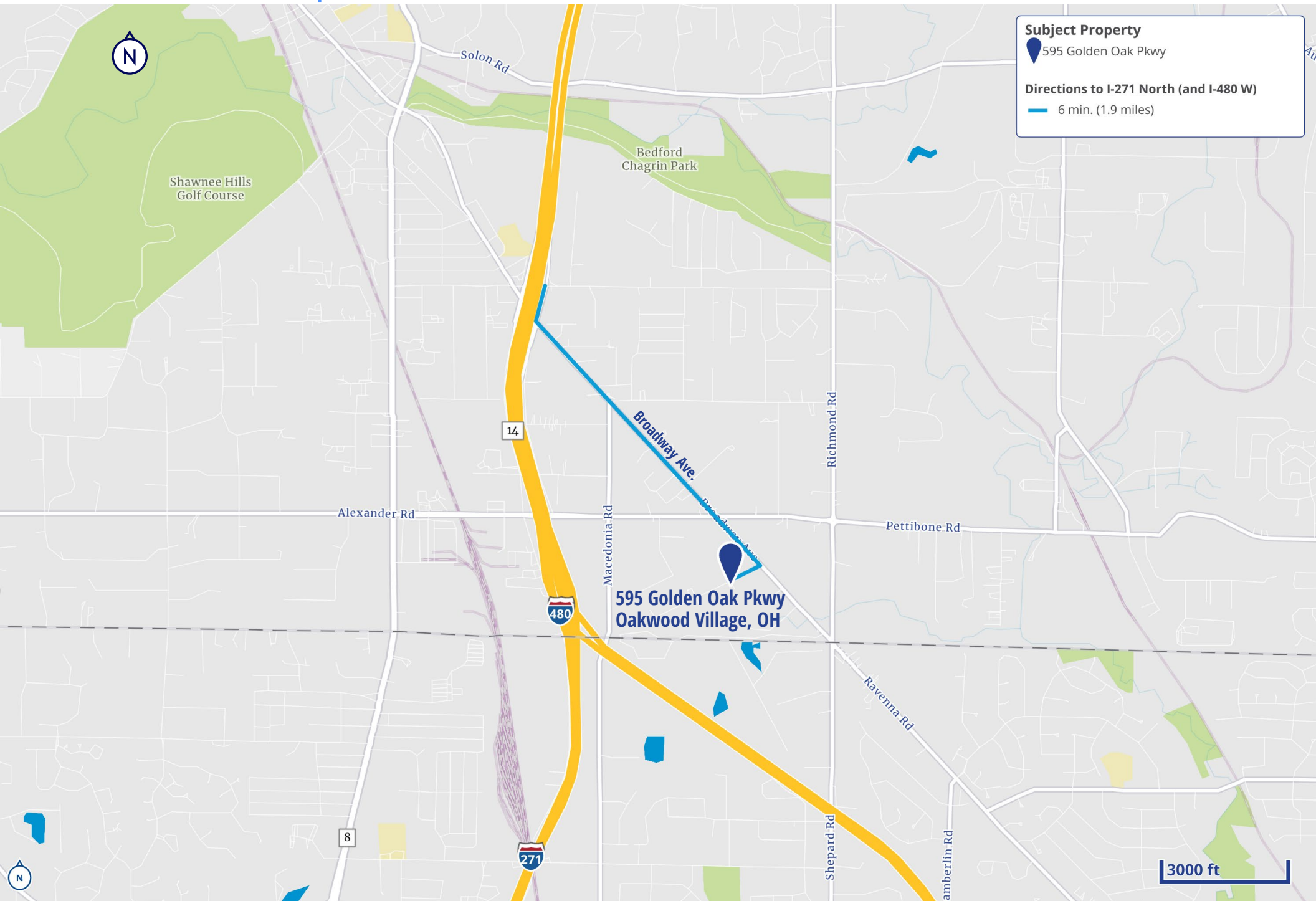
Property Photos



Aerial Map



[Click to view interactive map](#)



Subject Property

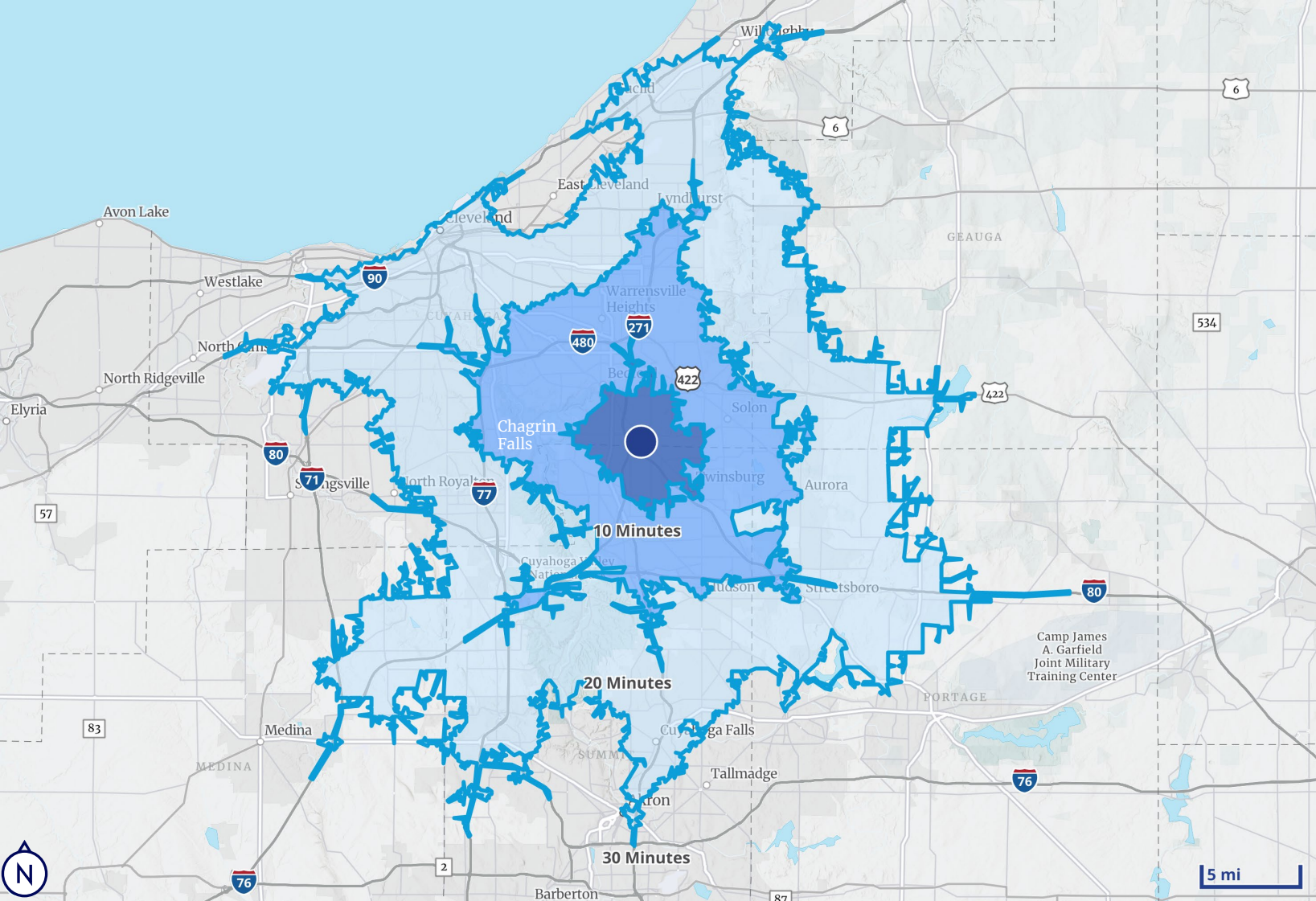
595 Golden Oak Pkwy

Directions to I-271 North (and I-480 W)

6 min. (1.9 miles)

595 Golden Oak Pkwy
Oakwood Village, OH

3000 ft



Drive Time

- 10-minute drive =
- 20-minute drive =
- 30-minute drive =

Demographics (within 20 minutes)

Population

312,594

Median household Income

\$260,164

Businesses

15,558

Median age

44.1

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