



**Conor Toomey, SIOR**  
Senior Vice President  
+1 440 539 9649  
[conor.toomey@colliers.com](mailto:conor.toomey@colliers.com)

**Tim Breckner, SIOR**  
Senior Vice President  
+1 216 314 0687  
[tim.breckner@colliers.com](mailto:tim.breckner@colliers.com)

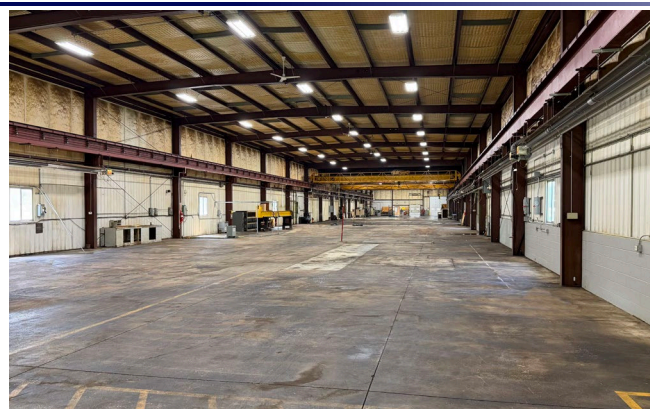
**Katie Watts**  
Senior Vice President  
+1 440 746 5921  
[katie.watts@colliers.com](mailto:katie.watts@colliers.com)

**Colliers**  
200 Public Square  
Suite 1050  
Cleveland, OH 44114  
+1 216 239 5060

FOR SALE OR FOR LEASE

16959 Munn Rd  
Chagrin Falls, OH

38,388 SF Industrial property available



# Executive Summary

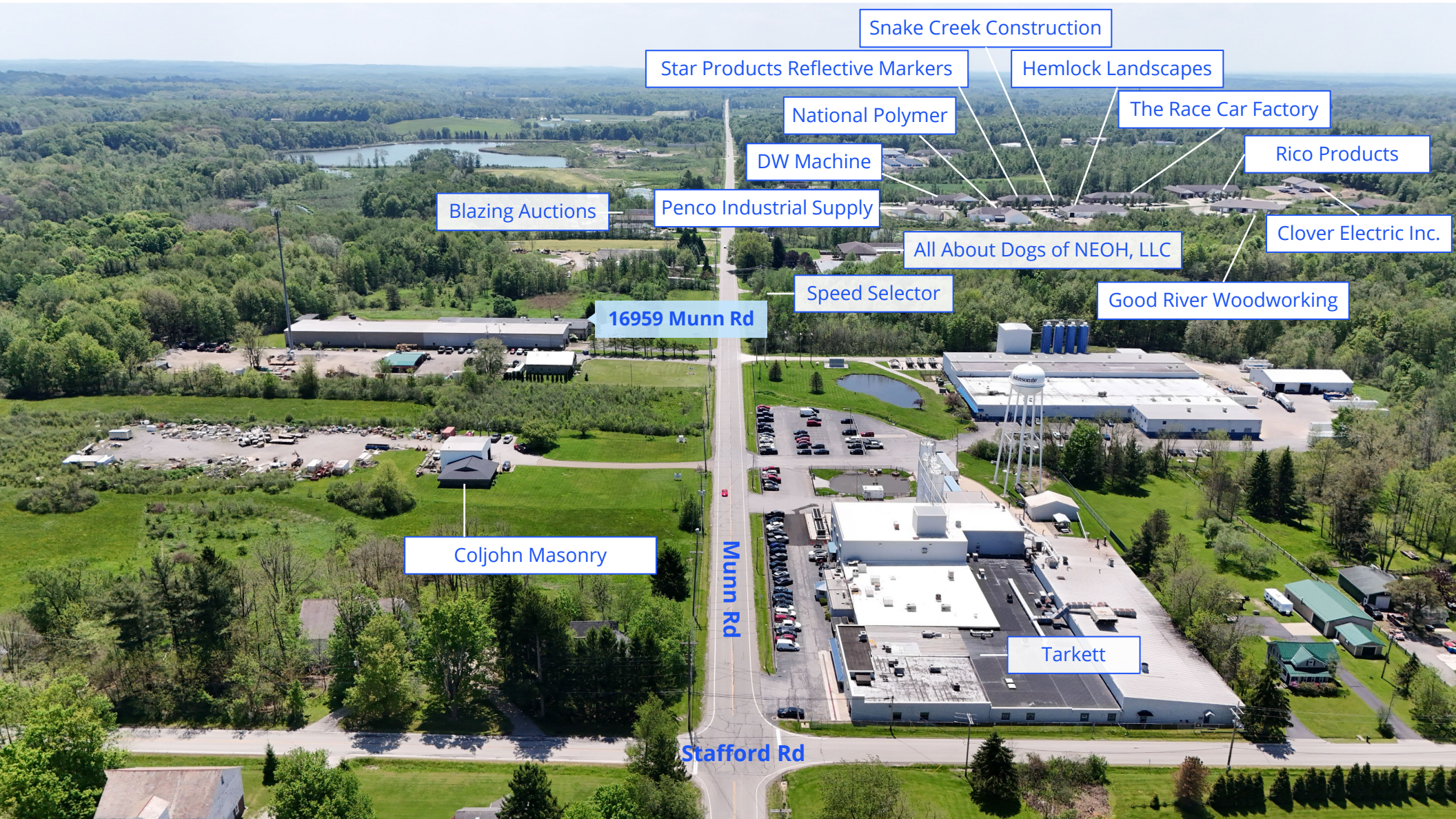
|                        |                                                 |
|------------------------|-------------------------------------------------|
| <b>Address</b>         | 16959 Munn Rd                                   |
| <b>City, State Zip</b> | Chagrin Falls, OH 44023                         |
| <b>County</b>          | Geauga                                          |
| <b>Parcel #'s</b>      | 01-074030; 01-118658                            |
| <b>Acres</b>           | 8.62                                            |
| <b>Taxes</b>           | \$33,955.78                                     |
| <b>Zoning</b>          | I-1: General Industrial                         |
| <b>Total SF</b>        | 38,388                                          |
| <b>Year Built</b>      | 1978 (reno. 2008)                               |
| <b>Clear Height:</b>   | 12'-20'9"                                       |
| <b>Docks:</b>          | 8'x8' (w/ pit leveler)                          |
| <b>Drive-Ins:</b>      | 2 (12'x14'); 1 (10'x10'); 1 (9'x10'); 1 (8'x8') |
| <b>Column Spacing:</b> | N/A                                             |
| <b>Power:</b>          | 400 Amps 3-Phase 480V                           |
| <b>Office HVAC:</b>    | 100%                                            |
| <b>Warehouse Heat:</b> | Gas-fired radiant heat.                         |
| <b>Sprinklers:</b>     | None                                            |
| <b>Roof:</b>           | Original                                        |
| <b>Lighting:</b>       | LED                                             |



# Property Aerial – Parcel Outline



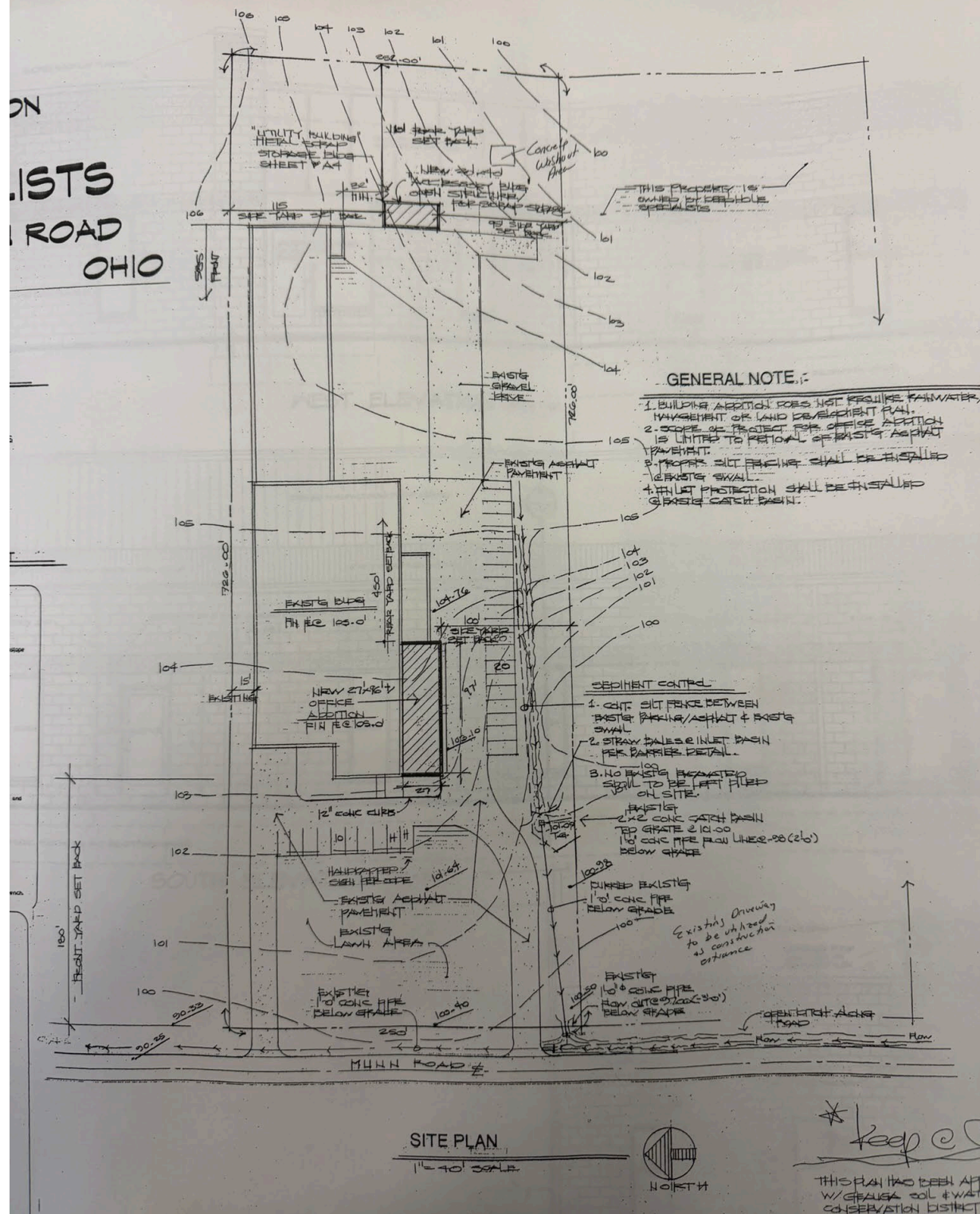
# Market Overview



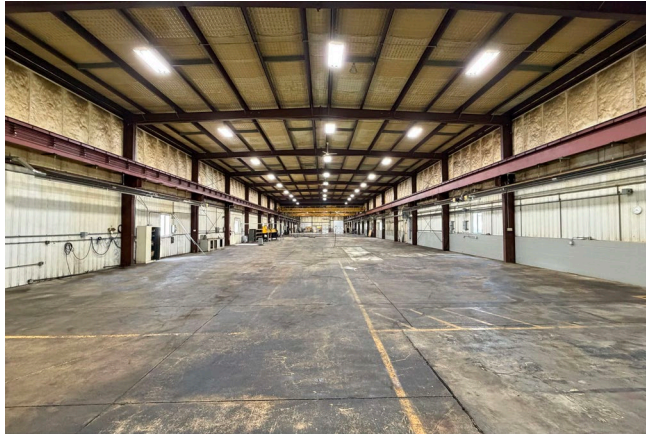
38,388 SF

20

ISTS  
ROAD  
OHIO



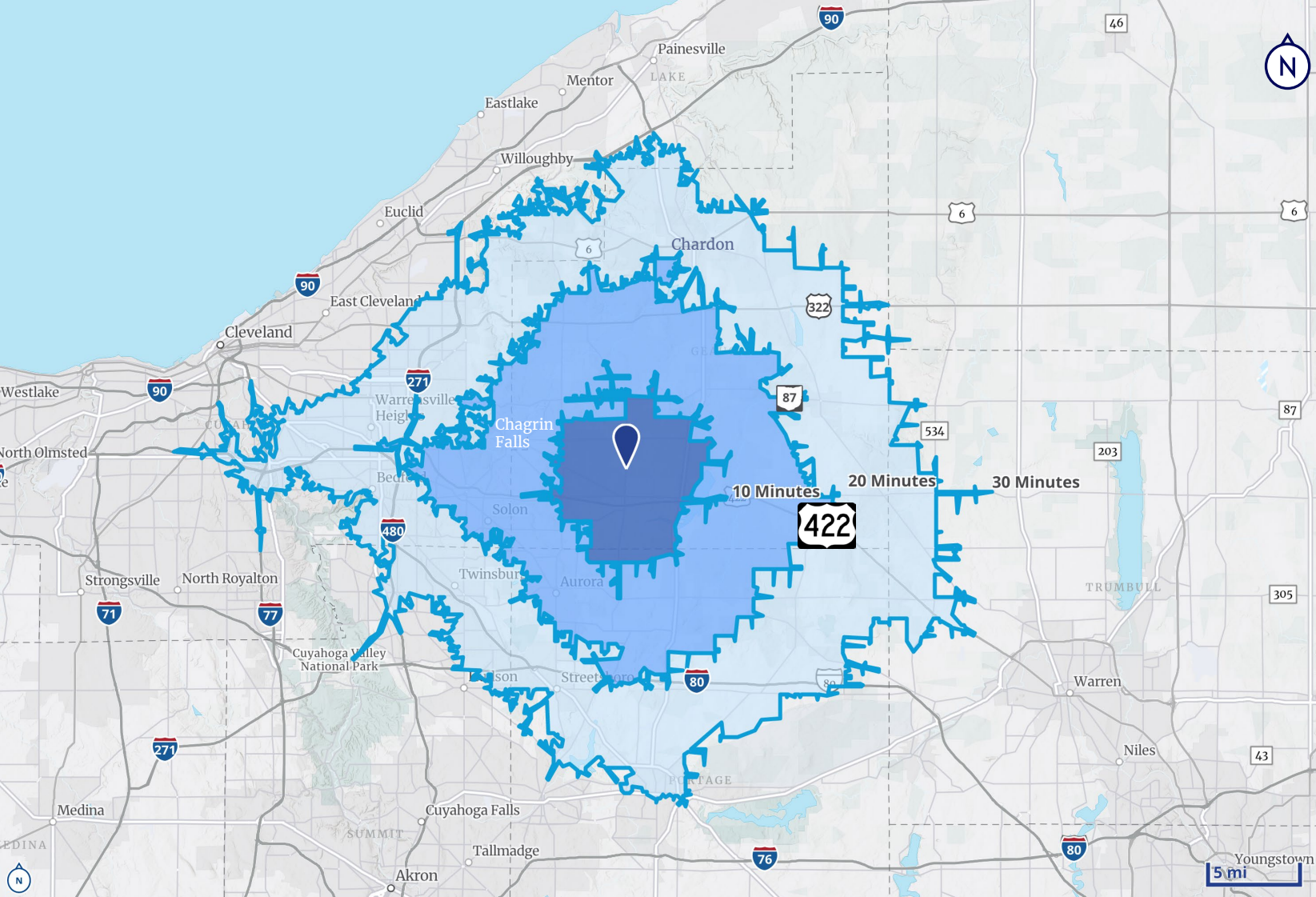
# Property Photos - Interior



# Aerial Map

 [Click to view interactive map](#)





[Click here for more in-depth Demographics](#)

## Drive Time

10-minute drive =



20-minute drive =



30-minute drive =



### Demographics (within 20 minutes)

#### Population

104,060

#### Median household Income

\$116,389

#### Businesses

5,280

#### Median age

47.1

#### Conor Toomey, SIOR

Senior Vice President

+1 440 539 9649

conor.toomey@colliers.com

#### Tim Breckner, SIOR

Senior Vice President

+1 314 0687

tim.breckner@colliers.com

#### Katie Watts

Senior Vice President

+1 440 476 5921

katie.watts@colliers.com

#### Colliers

200 Public Square, Suite 1050

Cleveland, OH 44114

+1 216 239 5060



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com