

# FOR LEASE

Flats South Innovation District  
1986 W. 3rd Street  
Cleveland, Ohio

**AVAILABLE AS MIXED USE DEVELOPMENT**

## Property Specifications

TOTAL SF	14,335 SF
OFFICE SF	1,768 SF
WAREHOUSE SF	12, 567 SF
LAND	0.46 acres
CONSTRUCTED	1950
CONSTRUCTION	Masonry
CEILING CLEAR HEIGHT	10'-18'
SPRINKLER	Wet System
LIGHTING	Fluorescent
HEAT	Overhead Gas Unit Heaters
DRIVE-IN DOORS	Two (2) 10x12
DOCKS	One (1)
POWER	200A / 240V / 1P
COLUMN SPACING	40x40

## Property Highlights

- 16,815 SF of warehouse space available
- Expansion capability
- Easy access to downtown Cleveland, W. 25th, Progressive Field and Quicken Loans Arena
- Great connection to the Scranton Towpath
- Outside storage

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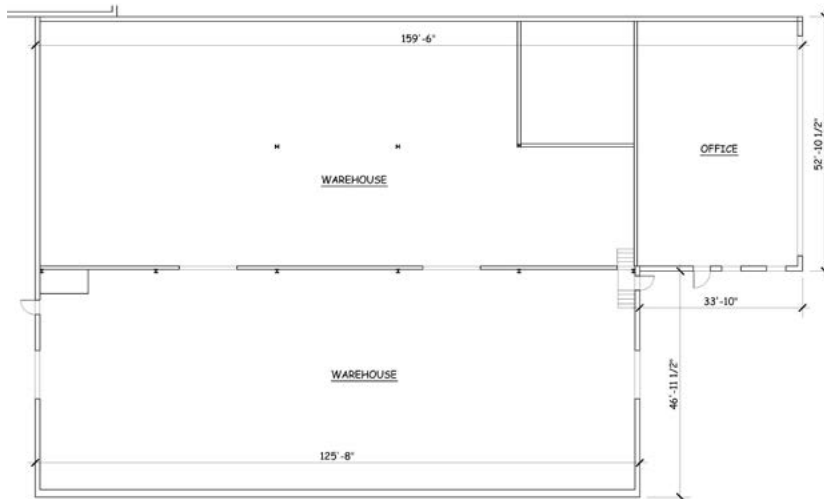
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## Floorplan and Aerial Map



**BUILDING FLOOR PLAN**

1/16" = 1'-0"

**1986 W 3rd**

SQUARE FOOTAGE: 14,335 S.F.  
PARCEL #: 122-18-021  
STORIES: 1  
CEILING HEIGHT: 10'-0" - 18'-0"  
COLUMN SPACING: -  
DRIVE INS: 1 - 10'-0" W x 12'-0" H  
LOADING DOCKS: 1 EXT  
POWER: -  
OFFICE SPACE IN FRONT, WAREHOUSE SPACE IN REAR



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