

SHOREWAY COMMERCE PARK

799 E. 73rd Street
Cleveland, Ohio 44103

Rates Start at \$2.50 PSF Gross / For Lease



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SPACE AVAILABLE

180,819 SF

LEASE RATE

\$2.50 PSF Gross

LOT SIZE

27.437 acres

CONTIGUOUS

93,106 SF

PROPERTY HIGHLIGHTS

BUILDING SF	443,295 SF
OFFICE SF	19,690 SF
WAREHOUSE SF	423,335 SF
CEILING HEIGHT	12' - 23' 7"
CONSTRUCTION	Metal / Masonry
DOCKS	Twenty (20) (3 available)
DRIVE-IN DOORS	Eight (8) (3 available)
SPRINKLER	Wet
LIGHTING	Fluorescent
HEAT	Various
AIR-CONDITIONING	Varies
POWER	4000A / 480V (Cleveland Public Power & First Energy)



LOCATED IN THE OPPORTUNITY ZONE
RAIL AVAILABLE

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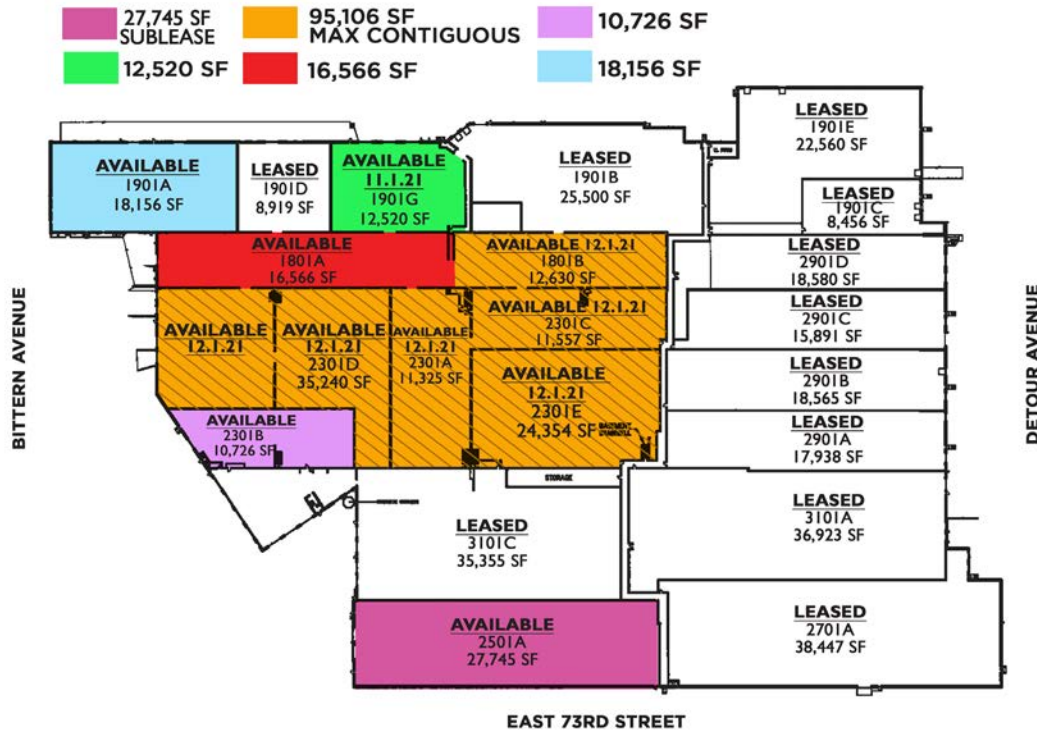
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AVAILABLE UNITS

Unit	Total SF	Office SF	Whse. SF	Docks	Drive-In
1801A	16,566 SF	-0-	16,566 SF	-0-	One (1)
1901A	18,156 SF	2,000 SF	16,156 SF	Two (2) Exterior	-0-
1901G	12,520 SF	-0-	12,520 SF	Three (3)	-0-
2301 B	10,726 SF	-0-	10,726 SF	-0-	One (1)
2301 D	35,240 SF	-0-	35,240 SF	Two (2)	One (1)
2301 A	11,325 SF	-0-	11,325 SF	-0-	-0-
1801 B	12,630 SF	-0-	12,630 SF	-0-	-0-
2301 C	11,557 SF	-0-	11,557 SF	-0-	-0-
2301 E	24,354 SF	-0-	24,354 SF	-0-	-0-
2501 A	27,745 SF	-0-	27,745 SF	Three (3)	-0-

Highlighted gray leasing as one unit possible of 95,106 SF contiguous

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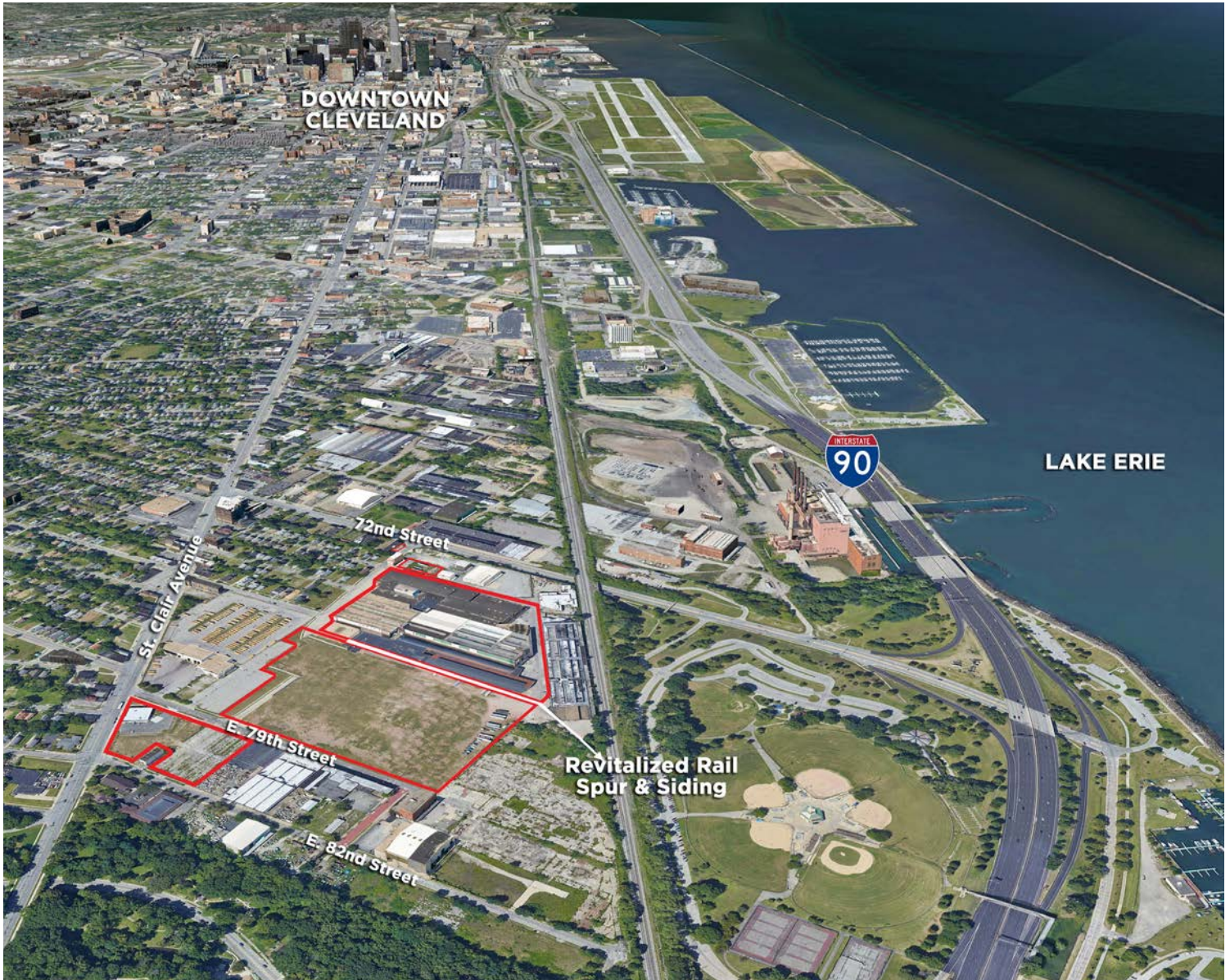
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SHOREWAY COMMERCE PARK

Shoreway is a former truck manufacturing facility and headquarters for White Motors. Since the plant's closing and transformation during the 1980s, the facility has had a number of owners and entrepreneurs involved in the leasing of inexpensive, "as-is" manufacturing space.

A PROJECT WITH VISION

A concerned and responsible developer and a joint partnership with the City of Cleveland, Cuyahoga County, and the State of Ohio collaborated to provide \$17M+ of improvements. The recently completed improvements featuring: new roofs, environmental remediation, demolition of dilapidated structures and new two lane heavy duty drive.

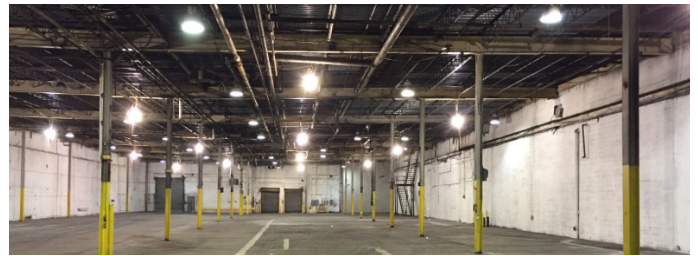
First Interstate Properties, the concerned and responsible developer; in conjunction with CRESCO



Real Estate, a Cushman & Wakefield Alliance; are marketing Cleveland's first

"shovel-ready" available land sites in recent years. The main goal of this project is to bring new light industrial, medical and/or technology companies to the region while retaining existing commercial development in the City of Cleveland.

An approximate 450,000 SF has been recently re-faced and brought up to today's industrial standards. The area has been environmentally abated. The lots consist of two shovel-ready sites; one is approximately 12.21 acres while



the other is approximately 1.52 acres. These are the first real ready-to-build sites in the City of Cleveland in some time. A new concrete Road, named "Shoreway Commerce Park Avenue," (an extension to Detour Avenue) has been brought in to connect the park with E. 72nd Street, thus allowing rapid access to I-90. In addition to the road extension and the re-facing of the existing buildings, several apartments and vacated buildings along Detour Avenue have been razed to ensure that the infrastructure of the park is seen not only as industrial but also as 21st century progress. In addition, the CSX rail spur has been extended through the park.

UTILITIES

The property features industrial floor loading, heavy power and access to fiber optic. Utility providers are: Electric - The Illuminating Company, Natural Gas - Dominion Energy, Water - City of Cleveland, Sewer - NE Ohio Regional Sewer District. The property is zoned General Industrial (the City's most flexible zoning).

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