

## 4953 SCHAAF LANE Brooklyn Heights, Ohio 44131



### Property Specs

TOTAL BUILDING SF:	14,000 SF
OFFICE SF:	2,000 SF
WAREHOUSE SF:	12,000 SF
DOCKS:	Three (3)
DRIVE-IN DOORS:	Two (2)
LAND:	.84 acres
CEILING HEIGHT:	16'
ROOF:	Flat
LIGHTING:	Fluorescent
CONSTRUCTION:	Masonry
HEAT:	Overhead Gas

**PRICE  
REDUCED**



#### CONTACT INFORMATION:

**FRED CHRISTIE, SIOR**

Principal

216.525.1468

fchristie@crescorealestate.com

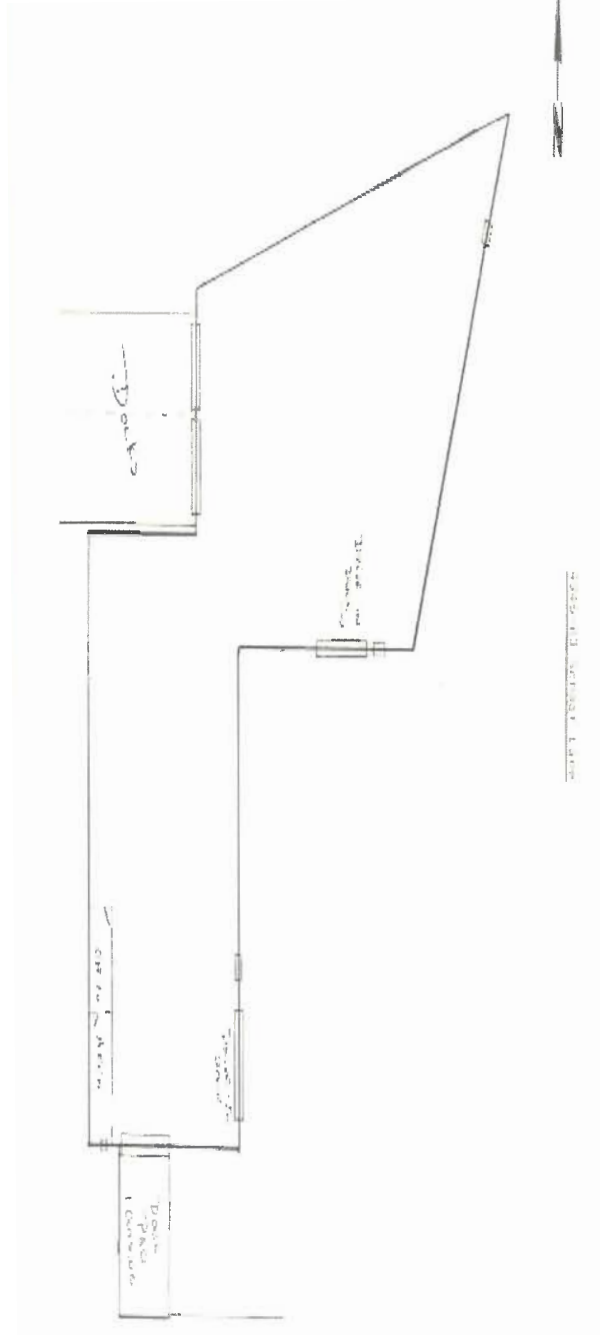
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**4953 SCHAAF LANE**  
**Brooklyn Heights, Ohio 44131**

Rendering



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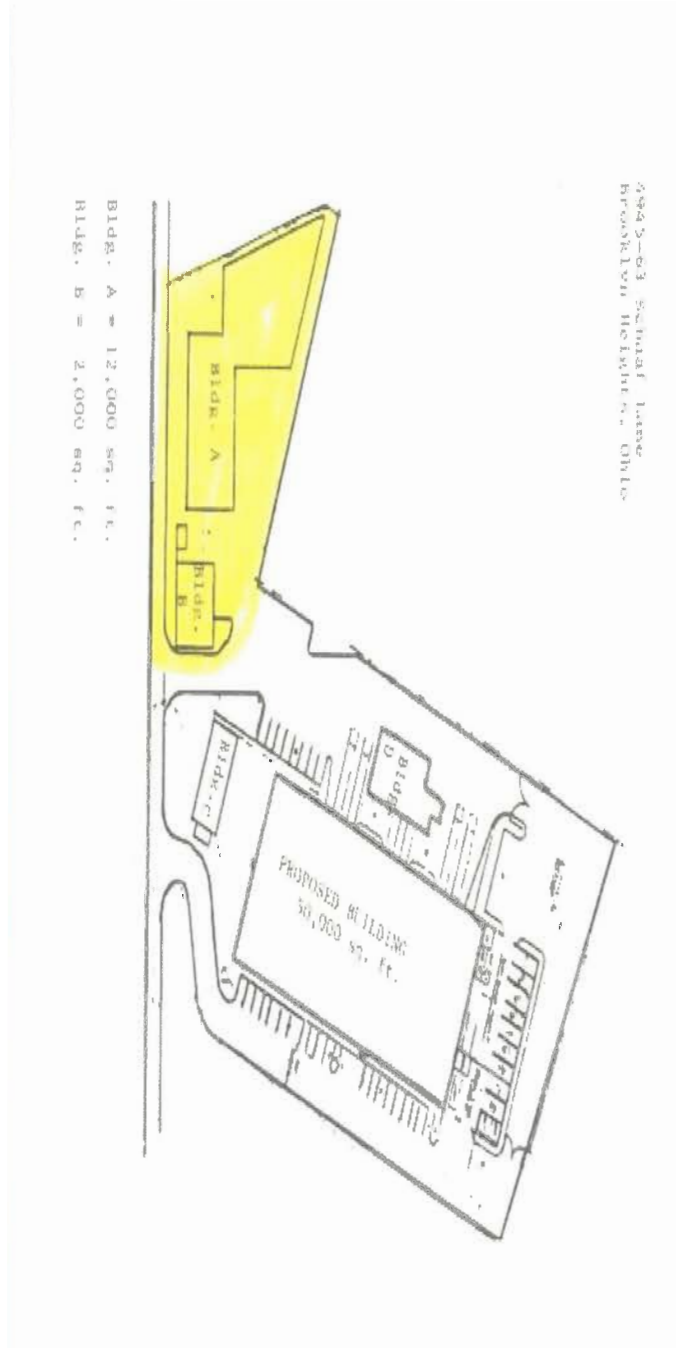
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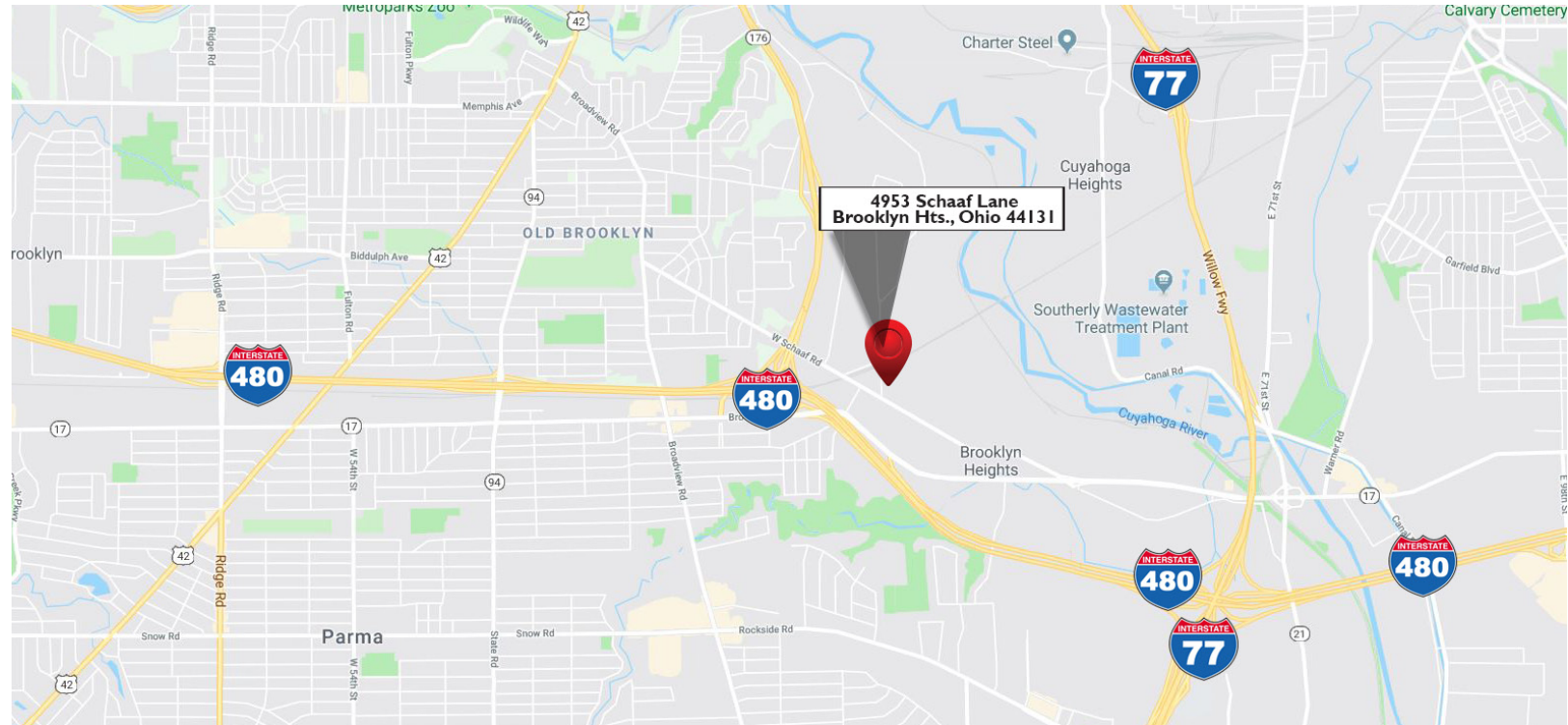
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Rendering



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## Location Map & Photos



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## 4953 SCHAAF LANE Brooklyn Heights, Ohio 44131



### Available Industrial Property

Profile 1 of 1

#### Summary (9631)



#### ALERT DOOR

**4953 SchAAF Ln.**  
**Brooklyn Heights, OH**  
**44131**

**County:** Cuyahoga  
**Market:** SO-Z1  
**Sub Market:** I-480/I-77 Corridor/South to Sprague Rd.  
**Available SF:** 14,000 SF  
**Building SF:** 14,000 SF  
**Industrial SF:** 12,000 SF  
**Office SF:** 2,000 SF

#### General Listing/Transaction Information

**Asking Price:** \$350,000.00  
\$25.00 Per SF  
**Transaction Type:** Sale

#### Parking

**# Spaces:** 15

#### Loading & Doors

**# GL/DID:** 2  
**#DH/Truck-level Doors:** 3  
**Total Doors:** 5

#### Contacts

**Listing Broker(s)** Fred Christie, SIOR  
CRESCO Real Estate  
216.525.1468  
fchristie@creSCOREalestate.com

#### Building

**Construction Status:** Existing  
**Primary Use:** FS  
**Floors:** 1  
**ConstructionType:** Masonry  
**Roof Type:** Flat  
**Lighting Type:** Fluorescent  
**Sprinkler:** None  
**Heat:** Overhead Gas  
**Ceiling Ht:** 16' (Min) 16' (Max)

#### Utilities

#### Site

**Parcel Number:** 531-04-019 & 020  
**Zoning:** IND  
**Land Condition:** Good

#### Crane

**# Cranes:** 0  
**Capacity Tons (Min):** 0  
**Capacity Tons (Max):** 0

#### Comments

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