

**38,943 SF  
Available**



## Property Specifications

- 32,158 SF warehouse & 6,785 SF office
- Additional mezzanine area with approximately 2,660 SF of office space & 1,750 SF of storage
- Fenced in outside storage area
- Ceiling height: 16'
- Truck docks: Three (3), one (1) equipped with leveler (10' x 10')
- Drive-in doors: Two (2): 10' x 12' & 14' x 14'
- Parking for over 30 cars
- Convenient location, just west of I-77 & Grant Avenue
- Competitive lease rate



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**Map & Aerial**



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## Cuyahoga Heights As Your Next Business Home

### **Exceptional Transportation Resources**

- Two interchanges on I-77
- Central location within a few minutes from all the area's highways
- Proximity to rail and the Cuyahoga River
- Easy access to Cleveland-Hopkins International, Burke Lakefront, and Cuyahoga County airports
- Only a few miles away from the Port of Cleveland and the International Free Trade Zone

### **A Lower Cost of Doing Business**

- The lowest real estate rates in the Greater Cleveland Area
- A full complement of development incentives, including Enterprise Zones

The Village is home to many notable companies including Arconic, ArcelorMittal Steel, ASK Chemical, Bimbo Bakeries, Charter Steel, Joshen Paper, Liturgical Publications, Millcraft Paper, Millipore Sigma, Nook Industries, North East Ohio Regional Sewer District (NEORS), TriMark SS Kemp and Western Reserve Water.

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**GATTO ELECTRIC  
4501 WILLOW  
PARKWAY  
Cuyahoga Heights, OH  
44125**

|                          |  |
|--------------------------|--|
| <b>County:</b>           | Cuyahoga                                 |
| <b>Market:</b>           | SO-Z1                                    |
| <b>Sub Market:</b>       | I-480/I-77 Corridor/South to Sprague Rd. |
| <b>Land Size (Acres)</b> | 1.7 Acres                                |
| <b>Available SF:</b>     | 38,943 SF                                |
| <b>Building SF:</b>      | 38,943 SF                                |
| <b>Industrial SF:</b>    | 32,158 SF                                |
| <b>Office SF:</b>        | 6,785 SF                                 |

**Building**

|                             |                       |
|-----------------------------|-----------------------|
| <b>Construction Status:</b> | Existing              |
| <b>Primary Use:</b>         | Industrial            |
| <b>Secondary Use:</b>       | Warehouse             |
| <b>Mezzanine SF:</b>        | 4,400 SF              |
| <b>Multi-Tenant:</b>        | Single-Tenant         |
| <b>Year Built:</b>          | 1964                  |
| <b>ConstructionType:</b>    | Masonry               |
| <b>Exterior Type:</b>       | Brick                 |
| <b>Deck Type:</b>           | Metal                 |
| <b>Floor Type:</b>          | Concrete              |
| <b>Lighting Type:</b>       | T-5                   |
| <b>Heat:</b>                | Overhead Gas Unit     |
| <b>AC:</b>                  | Office                |
| <b>Ceiling Ht:</b>          | 16'                   |
| <b>Column Spacing:</b>      | 20' x 32' & 20' x 40' |

**General Listing/Transaction Information**

|                               |                     |
|-------------------------------|---------------------|
| <b>Asking Rate:</b>           | \$5.11 NNN Per Year |
| <b>Transaction Type:</b>      | Lease               |
| <b>Total Additional Rent:</b> | \$0.75              |
| <b>Vacancy Type:</b>          | Sublease            |

**Parking**

|                  |    |
|------------------|----|
| <b># Spaces:</b> | 30 |
|------------------|----|

**Loading & Doors**

|                               |                       |
|-------------------------------|-----------------------|
| <b># Ext. Docks:</b>          | 3                     |
| <b># GL/DID:</b>              | 2                     |
| <b>GL/DID Dim. (H x W)</b>    | 10' x 12' & 14' x 14' |
| <b>#DH/Truck-level Doors:</b> | 3 (10' x 10')         |
| <b>Total Doors:</b>           | 5                     |

**Contacts**

|                          |   |
|--------------------------|---|
| <b>Listing Broker(s)</b> | Robert Garber, SIOR<br>CRESCO Real Estate<br>216.525.1467<br>bgarber@creSCOREalestate.com |
|--------------------------|---|

**Utilities**

|                            |  |
|----------------------------|--|
| <b>Gas:</b>                | Dominion   |
| <b>Water:</b>              | City of Cleveland  |
| <b>Sewer:</b>              | City of Cleveland  |
| <b>Utilities Comments:</b> | Power:<br>200 Amp   240 Volt   1 Phase<br>400 Amp   240 Volt   3 Phase |

**Site**

|                       |            |
|-----------------------|------------|
| <b>Land SF:</b>       | 74,052 SF  |
| <b>Parcel Number:</b> | 522-08-032 |
| <b>Zoning:</b>        | IND        |

**Crane**
**Comments**

**Listing Comments:** Building is located just west of I-77& Grant Avenue. Excellent location and street visibility. Additional mezzanine area of approximately 4,400 SF (2,660 SF office & 1,750 SF storage). Sublease through 5/31/2020.