



## Property Specifications

TOTAL SF	49,000 SF	CRANES	Three - 3 ton pendant operated
OFFICE SF	2,000 SF	LIGHTING	T-8
WAREHOUSE SF	47,000 SF	HEAT	Gas/radiant tube
LAND	1.98 acres	AIR-CONDITIONING	Office
CONSTRUCTION	Metal/masonry	ROOF	Standing seam & tar/gravel
CEILING HEIGHT	18' / 20'	POWER	2400A / 480V / 3P
DRIVE-IN DOORS	Two (2)	ASKING SALE PRICE	\$1,275,000.00
DOCKS	Two (2)	LEASE RATE	\$3.25/SF NNN

- Three - 3 ton pendant operated cranes
- Heavy power throughout building
- Excellent access to I-90 and the Ohio Turnpike (I-80)

### KEVIN M. KELLY

Principal  
216.525.1480  
kkelly@crescorealestate.com

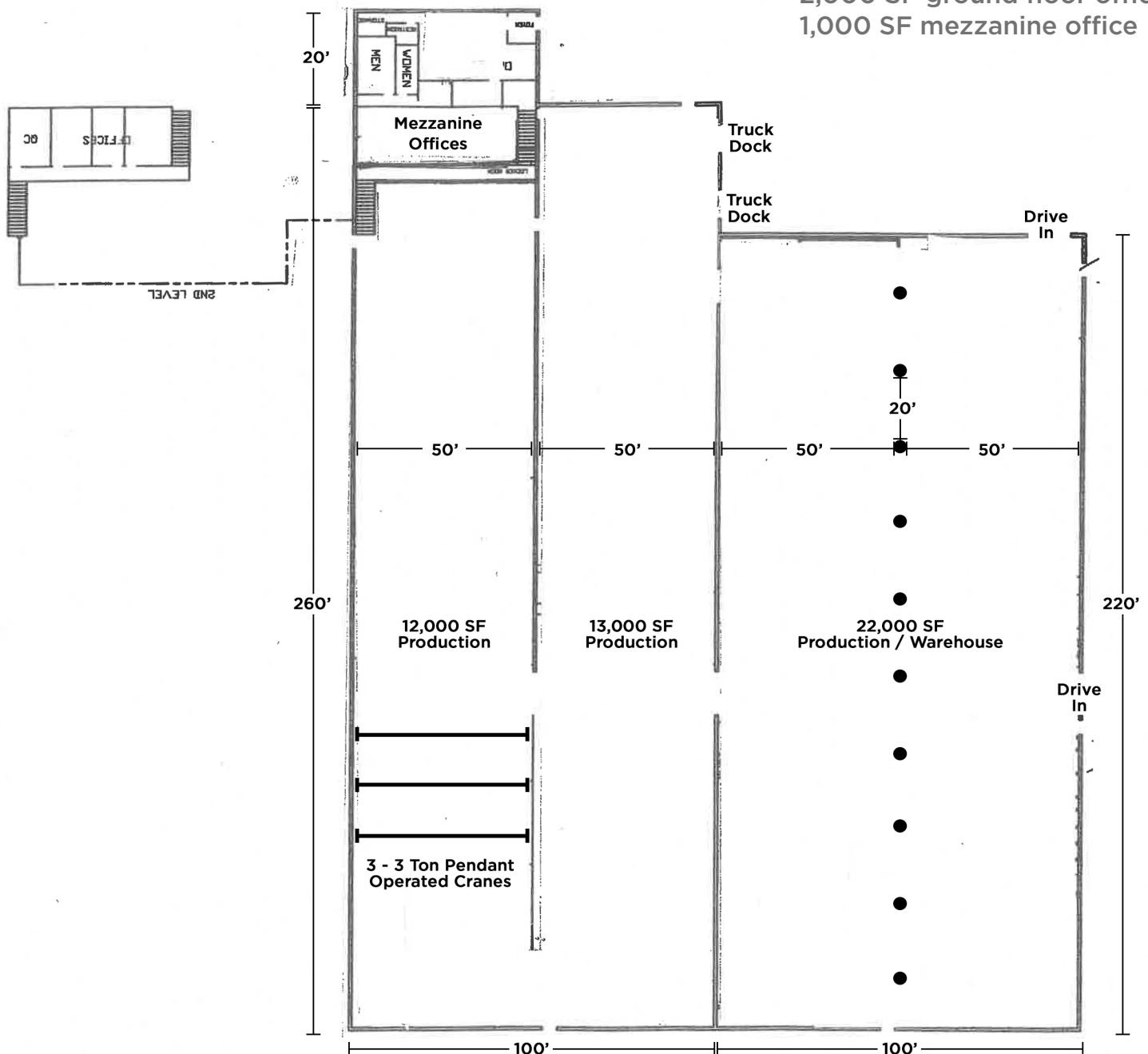
3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



47,000 SF production area  
2,000 SF ground floor office  
1,000 SF mezzanine office



**KEVIN M. KELLY**  
Principal  
216.525.1480  
kkelly@crescorealestate.com

3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## Location Map



**KEVIN M. KELLY**  
Principal  
216.525.1480  
kkelly@crescorealestate.com

3 Summit Park Drive, Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

