

15919 INDUSTRIAL PARKWAY

CLEVELAND, OHIO 44135

VERSATILE INDUSTRIAL COMPLEX FOR SALE



OFFERING HIGHLIGHTS

- 50,095 SF on 3.73 acres
- 1960 & 2000 construction
- 6 docks / 3 drive-in doors
- Easy access to major interstates and skilled work force
- Single or multi-tenant opportunity
- 103 car parking
- Sprinklered - 100% wet
- Back-up generator

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VERSATILE INDUSTRIAL COMPLEX FOR SALE

PROPERTY SPECIFICATIONS

TOTAL SF	50,095 SF
OFFICE SF	6,969 SF
WAREHOUSE SF	43,126 SF
LAND	3.73 Acres
PP#	028-23-018
CONSTRUCTED	1960 (28,845 SF) & 2000 (21,250 SF)
CONSTRUCTION	Masonry / Metal
CEILING HEIGHT	14' - 15' Clear
SPRINKLER	100% Wet
LIGHTING	Fluorescent (T-5) / Metal Halide
HEAT	Overhead Gas
AIR CONDITIONING	Roof Top - Office & 10,000 SF of Warehouse
POWER	400A/240V/3P; 400A/460V/3P; (2) 200A/240V/1P; 250A/240V/1P
ROOF	Metal Deck - Comp.
DOCKS	Six (6) - 8' x 10'
DRIVE-INS	Three (3) - 12' x 12'; 12' x 14'; 14' x 12'
COLUMN SPACING	20' x 40'; 32' x 34'
RE TAXES	\$51,188.64/year

AVAILABLE FOR SALE

50,095 SF on 3.73 acres
\$1,900,000.00 (\$38.00/SF)

Note: existing tenant in 38,845 SF (Units 1 & 2) can vacate with 6 months notice or remain in place through 12/31/2021

AVAILABLE FOR LEASE

11,250 SF - Unit 3
\$5.30/SF, Gross

Note: Immediately available, includes 1,069 SF of office, 15' clear, 1 dock and 1 drive-in door

BACK-UP GENERATOR

400kw 480V 3P Generator on Pad that feeds a 167kw 480V Transformer and Steps Down to 120/208 1P

- Manual Transfer switch for AC unit
- Manual transfer switch for 120 volt 400 amp panel
- Manual transfer switch for 120 volt 100 amp panel



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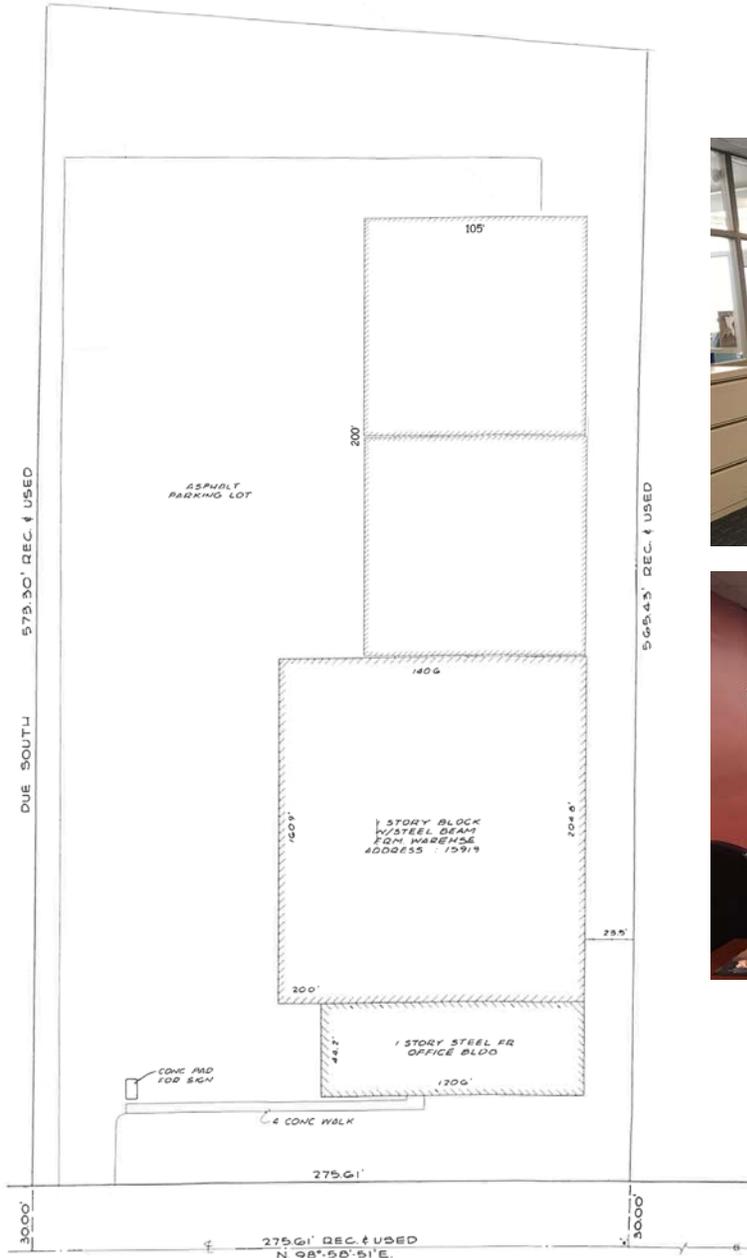


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