

3030 E. 55TH STREET CLEVELAND, OHIO 44127

6,000 SF BUILDING ON 7.58 ACRES | FENCED, PAVED YARD | FOR LEASE



CURRENT USES: city impound lot, towing yard, truck yard

POSSIBLE USES: container yard, truck repair, construction yard

SIMON CAPLAN, SIOR / Principal / scaplan@crescorealestate.com / 216 525 1472

ELIOT KIJEWski, SIOR / Senior Vice President / ekijewski@crescorealestate.com / 216 525 1487

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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
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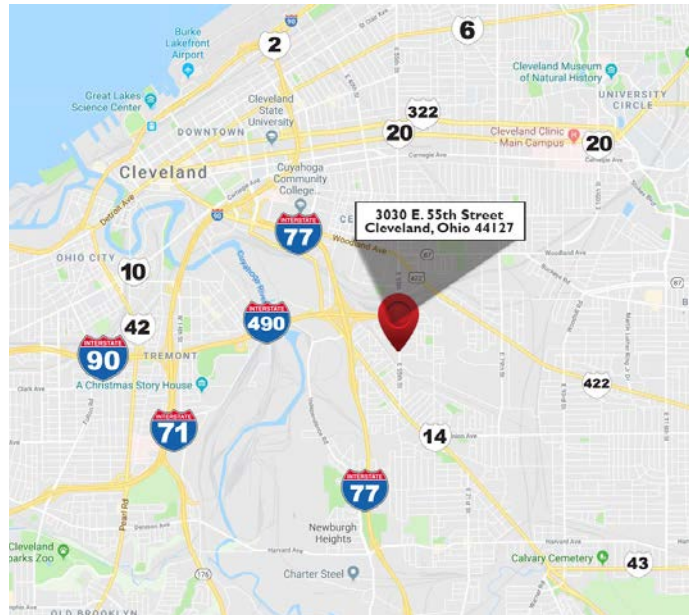


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Property Specifications

TOTAL SF	6,000 SF
OFFICE SF	2,850 SF
INDUSTRIAL SF	3,150 SF
LAND	7.58 acres
RAIL	Adjacent Conrail
CONSTRUCTED	1986
CONSTRUCTION	Masonry/Steel
CEILING HEIGHT	17' 6" - 20' 9"
DRIVE-IN DOORS	Two (2) 15' x 12'
LIGHTING	Fluorescent
HEAT	Gas/Forced Air
AIR-CONDITIONING	Office
ROOF	Metal/Standing Seam
POWER	200A / 480V / 3P
LEASE RATE	\$9,900 Month NNN



Property Highlights

- Zoned heavy industrial
- Building has 2 truck repair bays
- Current use city impound and towing lot
- Less than 1/3 mile to I-490
- Less than 2 miles to two exits of I-77
- Less than 4 miles to Cleveland Public Square
- In the Opportunity Corridor
- Unlimited parking - 7.58 acre fenced mostly paved parking lot, part gravel

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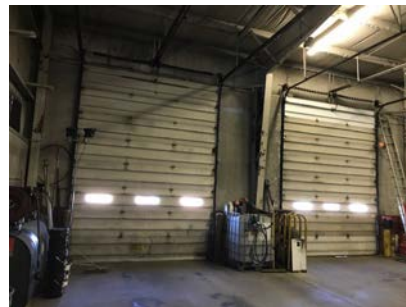
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PHOTOS



**BUILDING FOR
TRUCK REPAIR
STORAGE & MORE**



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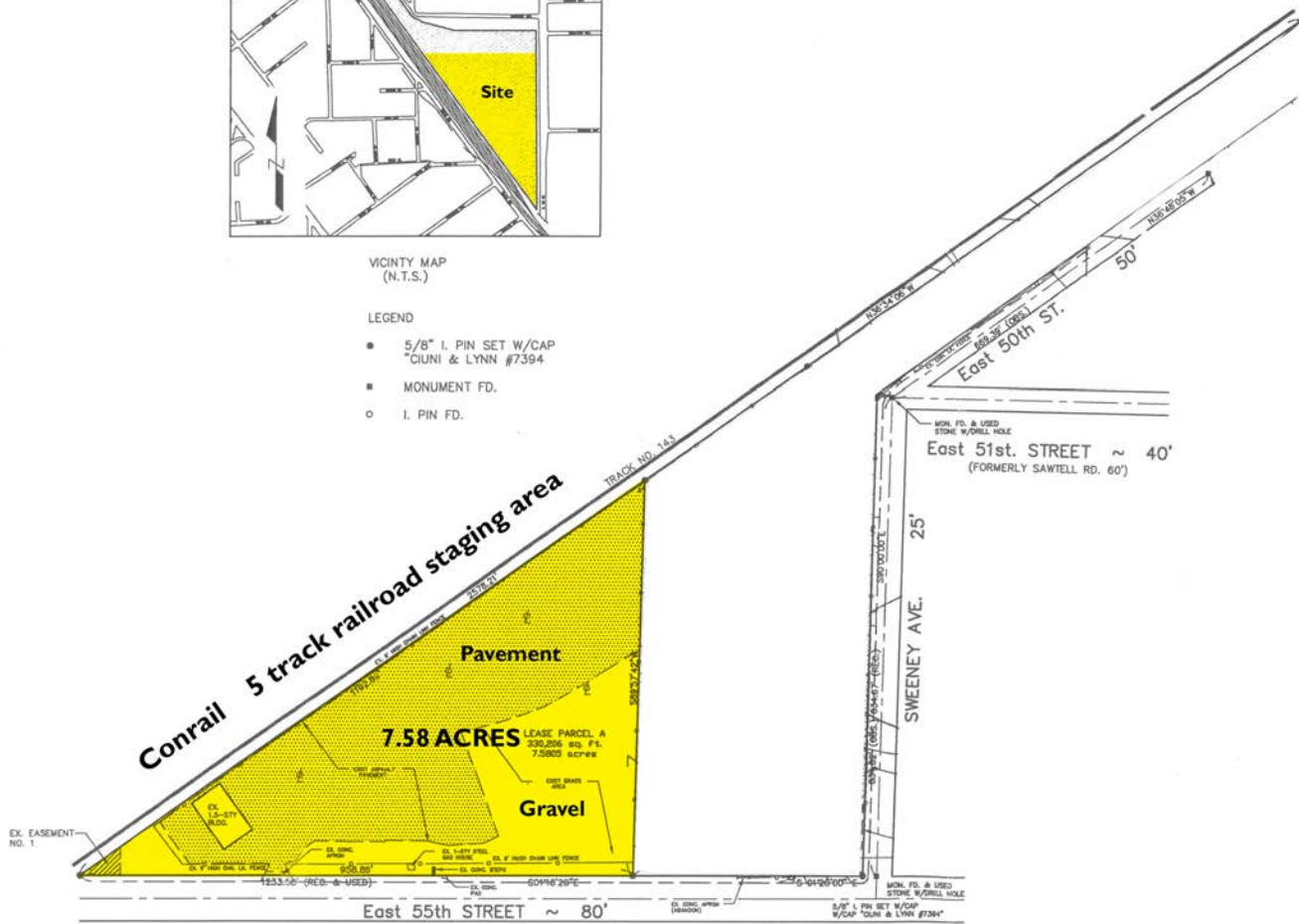
SITE PLAN



VICINITY MAP
(N.T.S.)

LEGEND

- 5/8" I. PIN SET W/CAP
"CIUNI & LYNN #7394
- MONUMENT FD.
- I. PIN FD.



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