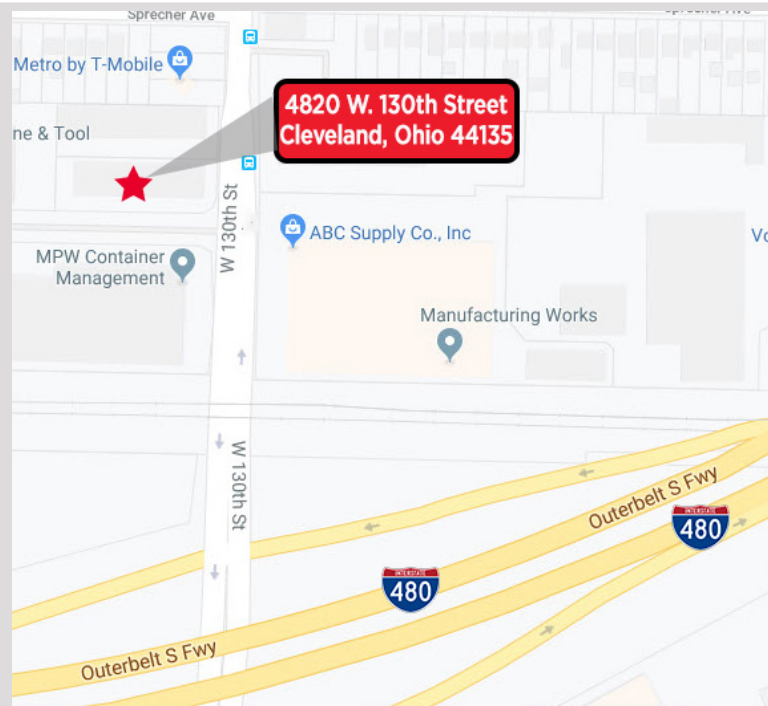




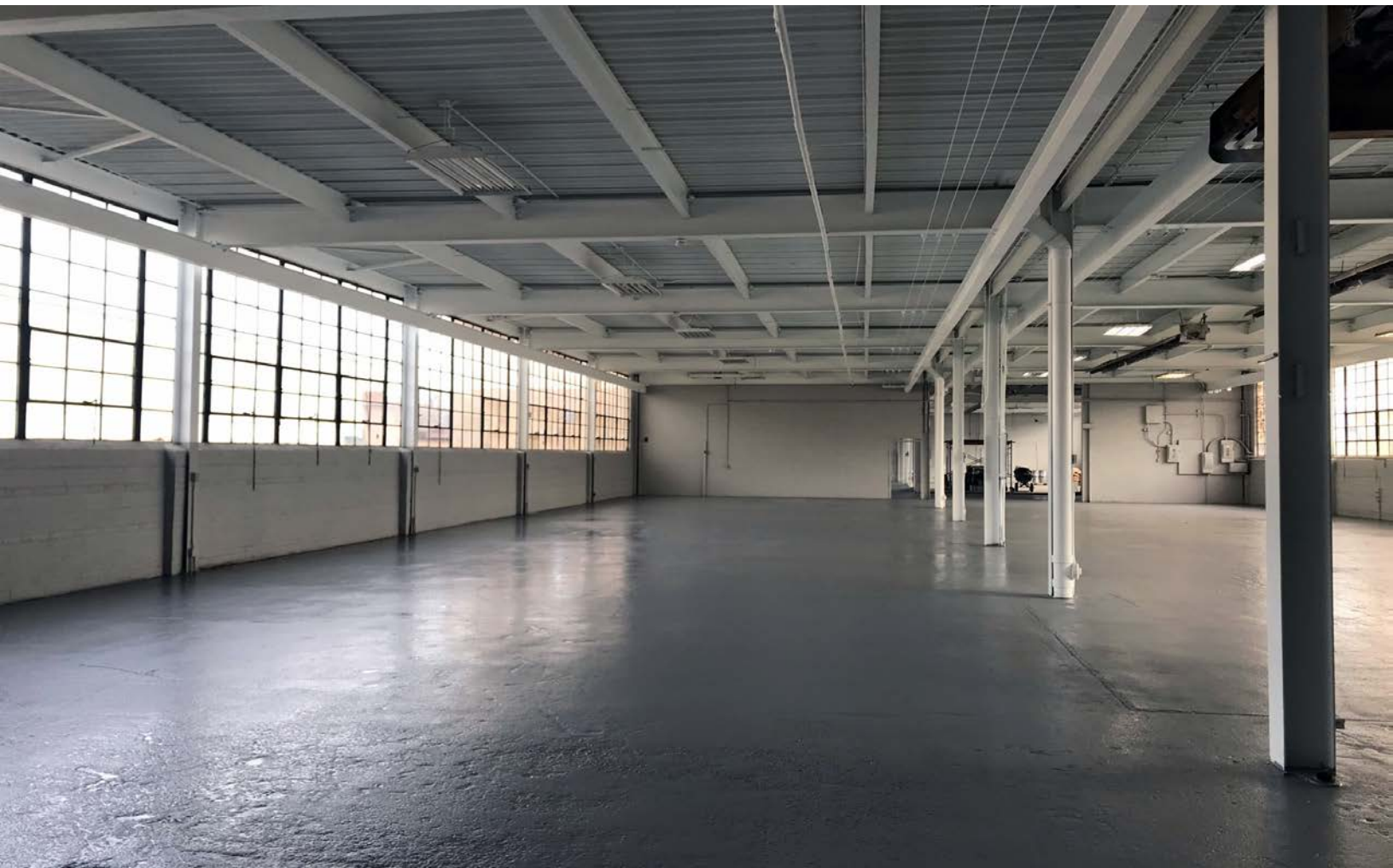
PROPERTY HIGHLIGHTS

TOTAL SF:	14,400 SF
LAND:	0.65 acres
OFFICE SF:	1,400 SF
WAREHOUSE SF:	13,000 SF
CEILING HEIGHT:	14' clear height
DRIVE-IN DOORS:	Two (2)
DRIVE-IN DOORS:	Four (4)
BUILT/REFURBISHED:	1956/1970
CONSTRUCTION:	Masonry/brick
LIGHTING:	LED
AIR-CONDITIONING:	Office
PARKING:	Ample



NEW IMPROVEMENTS IN 2020

- New roof with ten (10) year warranty
- New windows in the office
- Two (2) new bathrooms in the office
- Two (2) new overhead doors
- All new man doors
- New LED lighting
- Newly painted warehouse (floors and walls)



4820 W. 130th STREET

Cleveland, Ohio 44135

FOR LEASE OR SALE

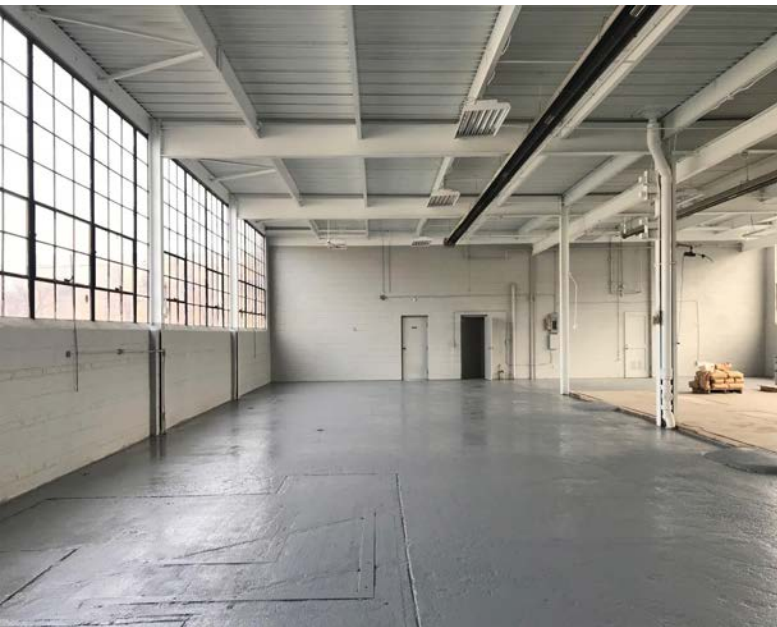




4820 W. 130th STREET

Cleveland, Ohio 44135

FOR LEASE OR SALE



FRED CHRISTIE / Principal / fchristie@crescorealestate.com / +1 216 525 1468



BUILDING

Construction Status:	Existing
Primary Use:	Industrial
Floors:	One (1)
Multi-Tenant:	Single tenant
Year Built:	1956
Year Refurbished:	2020
# of Buildings:	One (1)
Construction Type:	Masonry
Exterior Type:	Brick
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	LED
Sprinkler:	None
Restroom:	Four (4)
Heat:	Co-Ray vac
Air Conditioning:	Office

UTILITIES

Gas:	Dominion
Water:	City
Sewer:	City
Power:	240v 200a 3p
Power Supplier:	CEI
Power Comments:	Also 480v 400a 3p

SITE

Land SF:	28,314 SF
Acre(s):	0.65 acres
Parcel #:	021-21-034

LOCATION

County:	Cuyahoga
Available SF:	14,400 SF
Building SF:	14,400 SF
Warehouse SF:	13,000 SF
Office SF:	1,400 SF

GENERAL LISTING/TRANSACTION INFORMATION

Sale Price:	\$575,000
Asking Lease Rate:	\$6.00/SF GROSS
Transaction Type:	Lease/Sale
Vacancy Type:	Direct

PARKING

Parking Comments:	Ample parking
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LOADING & DOORS & RAIL

# GL/DID:	Two (2)
GL/DID Dim. (H x W):	10' x 12'
Total Doors:	Two (2)

COMMENTS

Free standing 14,400 SF industrial facility on .65 acres of land available for sale or lease. Located near the airport (I-71/I-480 area) with easy highway access just off I-480 at W. 130th Street. Improvements include new roof with ten (10) year warranty, new windows in office, two (2) new bathrooms in office, two (2) new overhead doors, all new man doors, LED lighting, and newly painted warehouse (floors and walls).