



**4820 W. 130th STREET**  
Cleveland, Ohio 44135

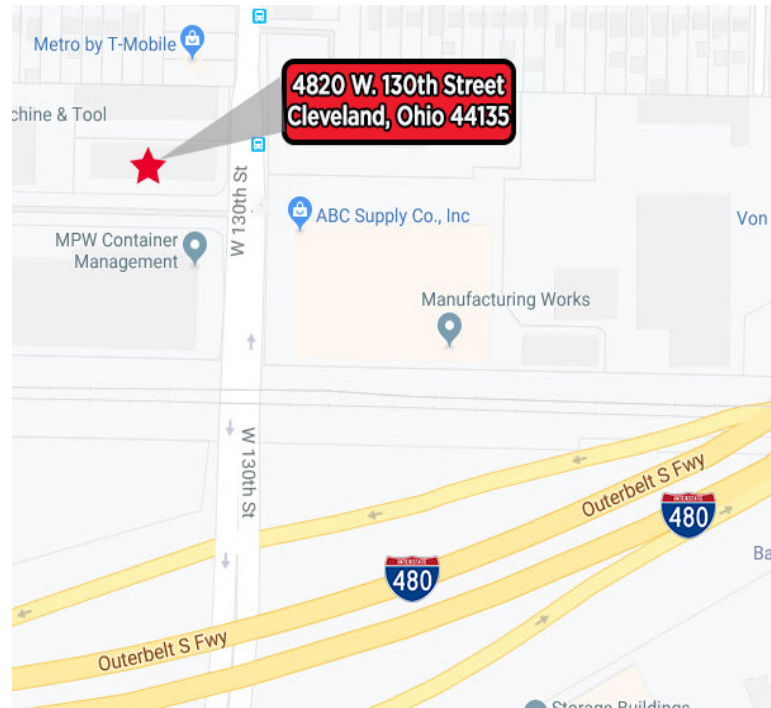
**FOR LEASE OR FOR SALE**

**RECENTLY RENOVATED**



**PROPERTY SPECIFICATIONS**

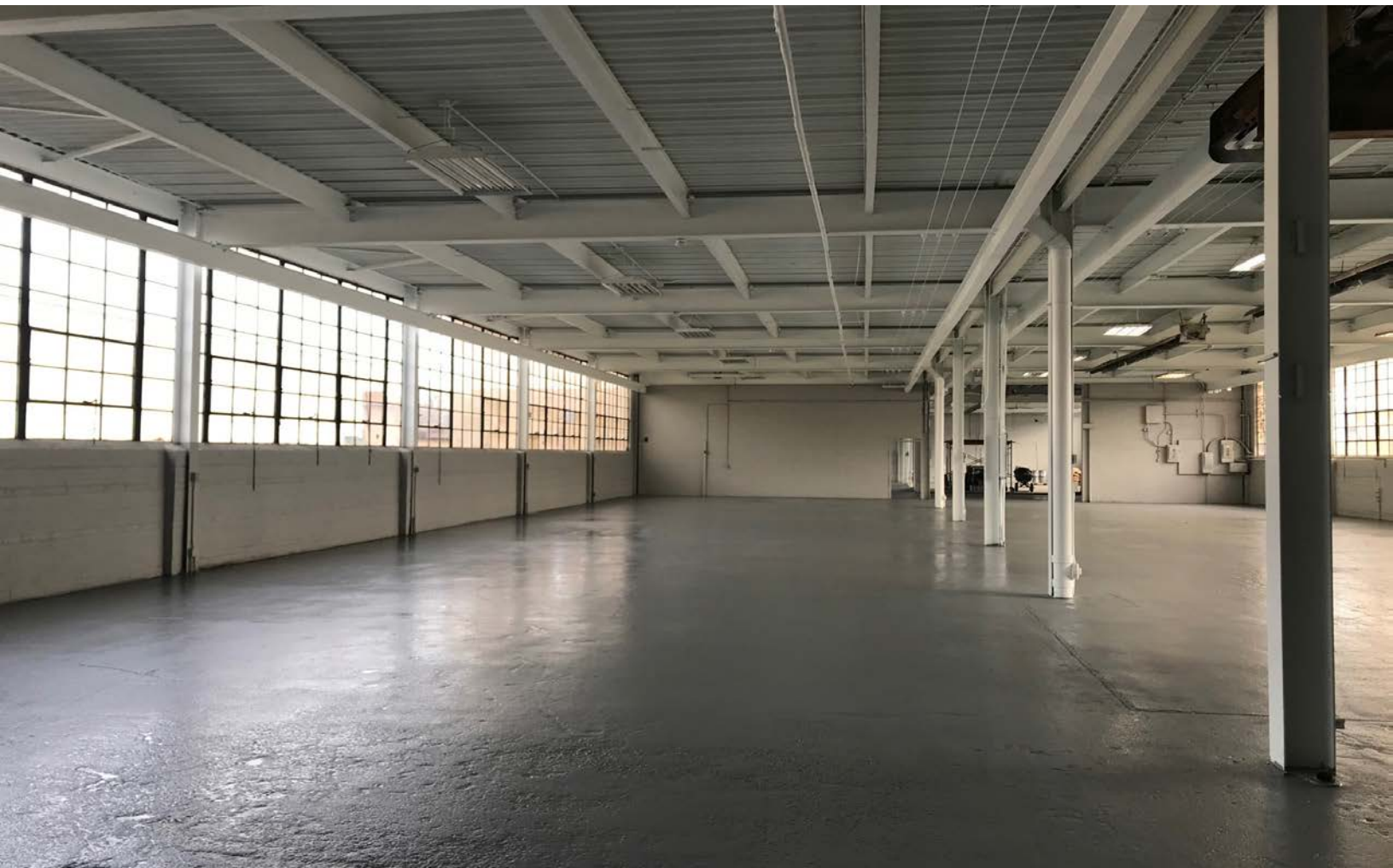
Total Building:	14,400 SF
Office SF:	1,400 SF
Warehouse SF:	13,000 SF
Construction:	Masonry/brick
Ceiling Height:	14' clear
Drive-in Doors:	Two (2) 10' x 12'
Lighting:	LED
Heat:	Co-ray vac
Sprinkler:	None
Air Conditioning:	Office
Built/Refurbished:	1956/2020
Roof:	Flat
Parking:	Ample
Land:	0.65 acres



**FRED CHRISTIE** / Principal / [fchristie@crescorealestate.com](mailto:fchristie@crescorealestate.com) / +1 216 525 1468

## 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)





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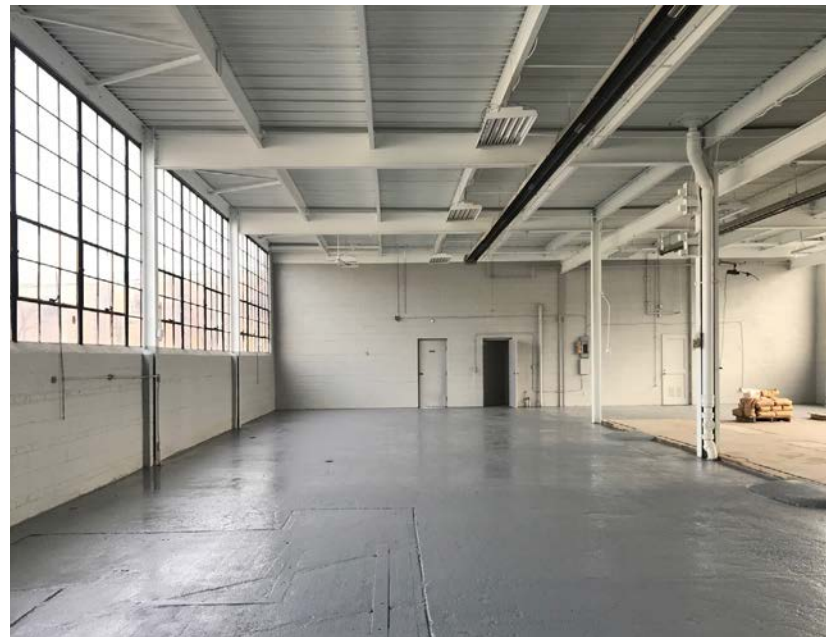




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### BUILDING

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

### UTILITIES

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

### SITE

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

### LOCATION

<b>County:</b>	Cuyahoga
<b>Available SF:</b>	14,400 SF
<b>Building SF:</b>	14,400 SF
<b>Warehouse SF:</b>	13,000 SF
<b>Office SF:</b>	1,400 SF

### GENERAL LISTING/TRANSACTION INFORMATION

<b>Sale Price:</b>	\$595,000
<b>Asking Lease Rate:</b>	\$6.00/SF GROSS
<b>Transaction Type:</b>	Lease/Sale
<b>Vacancy Type:</b>	Direct

### PARKING

<b>Parking Comments:</b>	Ample parking
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### LOADING & DOORS & RAIL

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

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