

FOR SALE

4121 CARNEGIE AVENUE

Cleveland, Ohio 44103



33,476 SF

BUILDING SIZE

5,776 SF OFFICE

25,139 SF WAREHOUSE

2.22 ACRES

LOT SIZE

\$1,500,000

INVESTMENT OPPORTUNITY
TENANT 1: \$64,318 ANNUALLY
10,090 VACANT FOR USER OR
INVESTOR

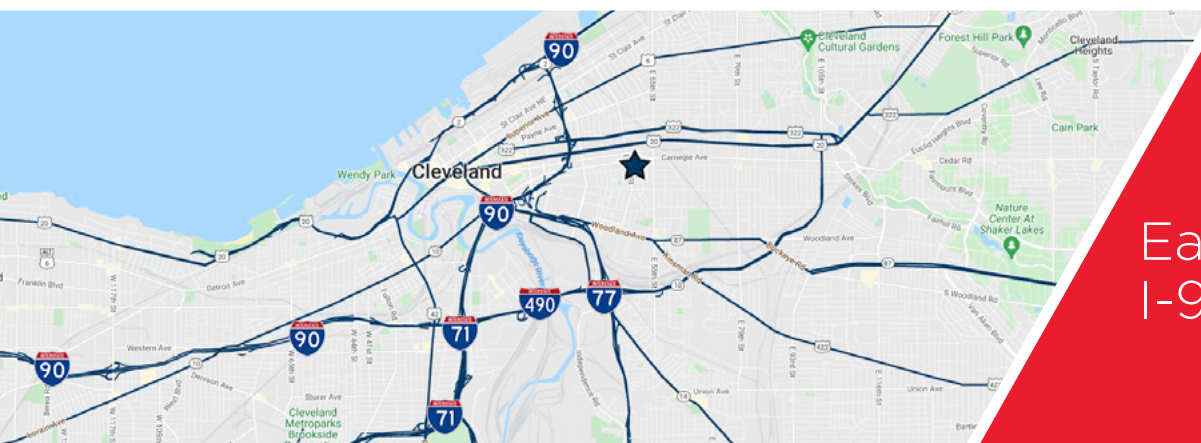
PROPERTY SPECIFICATIONS

CONSTRUCTION	1941, 1947, 1971
REFURBISHED	2020, 2022
CEILING HEIGHT	14' - 17'
LIGHTING	T-8 & LED
HEAT	HVAC / Radiant / Unit Heaters
DRIVE-IN DOORS	Eight (8)
AIR-CONDITIONING	Office

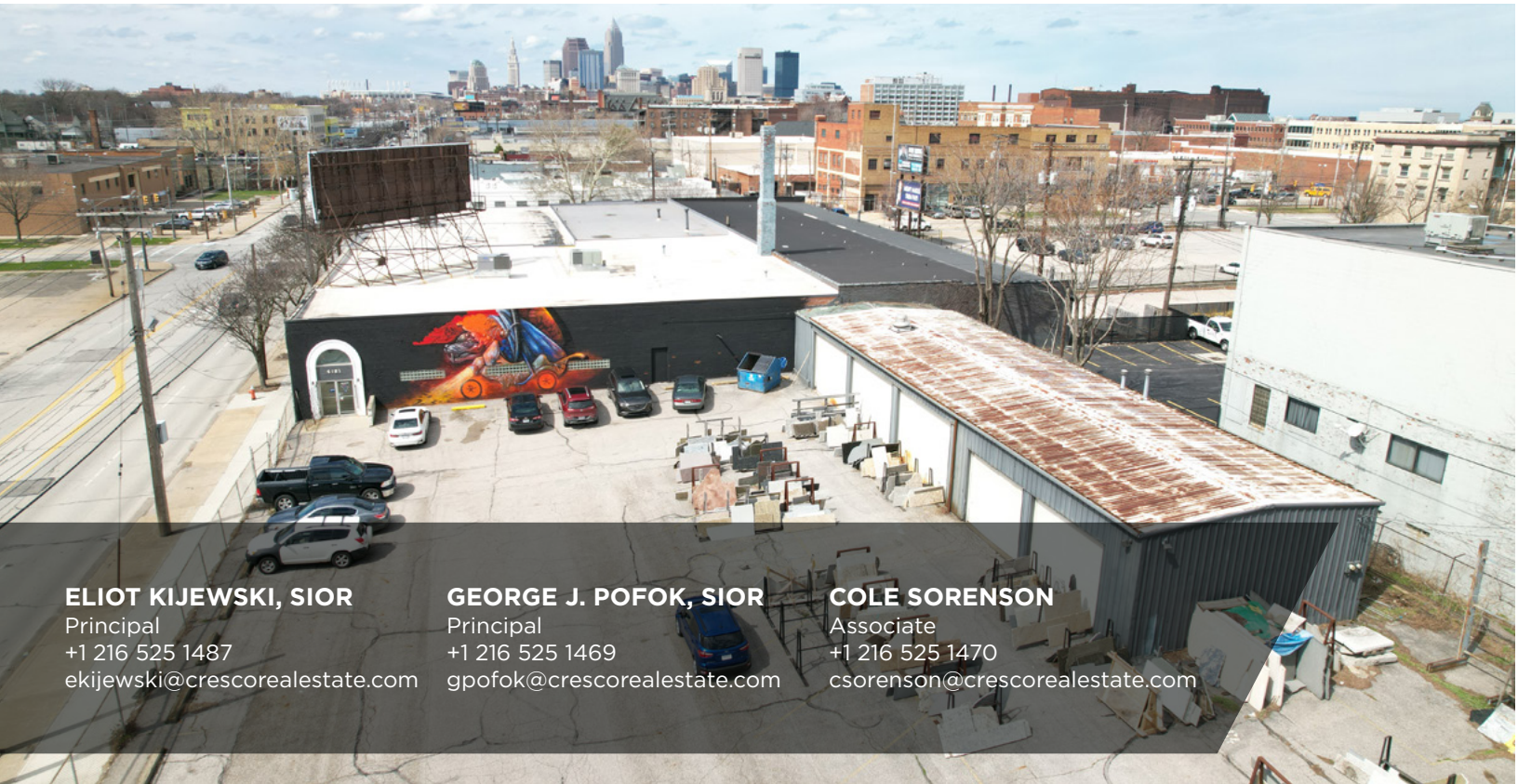
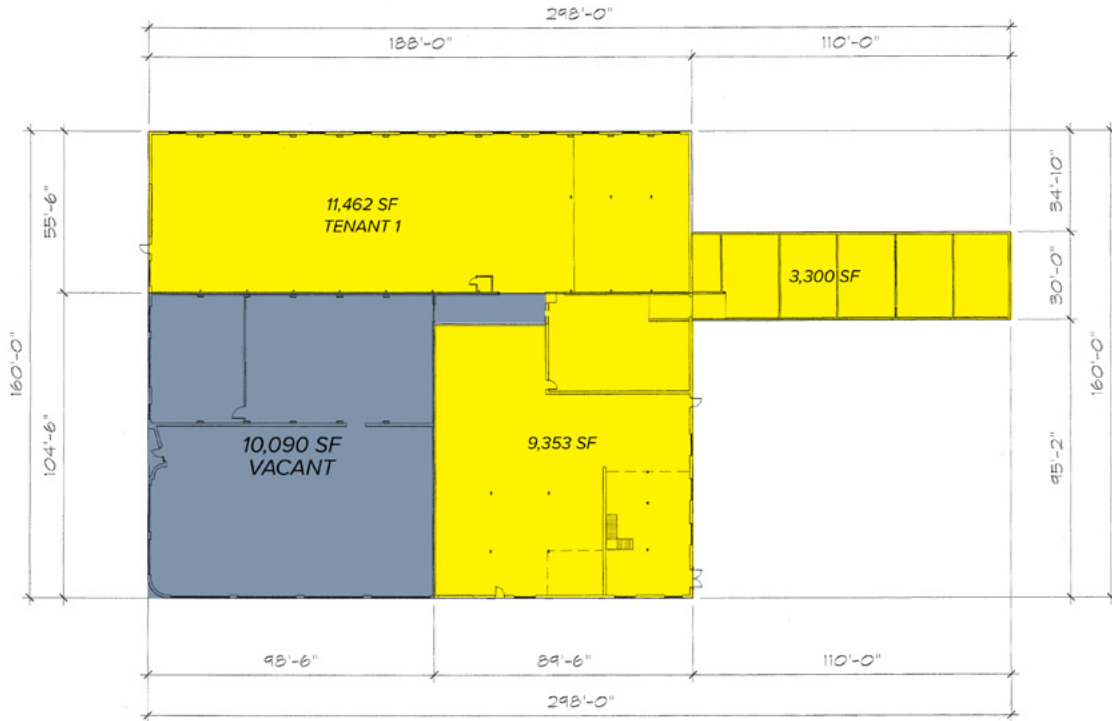
COMMENTS

- Stabilized tenant with term
- New roof in 2020
- Major power upgrade in 2022; New HVAC in 2021
- Ideally located just outside of Downtown Cleveland near I-90, I-77 and offering quick access to anywhere
- Ability to push future rents to “market” as well restructuring “billboard” leases
- Traffic count: 14,054 VPD

CONFIDENTIALITY AGREEMENT



Easy access to
I-90, I-77 & I-71



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