



Available For Lease

**5900 Pennsylvania Ave
Maple Heights, OH 44137**



PROPERTY SUMMARY & PARCEL OUTLINE

5900 Pennsylvania Ave, Maple Heights, OH 44137 offers 87,117 SF of industrial space on a 4.27-acre site. The property includes approximately 71,397 SF of warehouse space, 6,700 SF of office space, 2,500 SF of freezer space, and 6,500 SF of storage space, making it ideal for warehousing, food and cold storage, manufacturing, distribution, and industrial service operations. Featuring 6 dock doors, 5 drive-in doors, 19'-26.9' clear heights, and Class C construction, the facility provides the flexibility and functionality required for a variety of industrial users. Originally built in 1971 with the office renovated in 2009, the property offers efficient loading capabilities, specialized storage areas, and a versatile layout that supports a wide range of operational needs within the Cleveland industrial market.



PROPERTY DETAILS & SPECIFICATIONS

Address: 5900 Pennsylvania Ave, Maple Heights, OH 44137

Total SF: 87,117 SF

- Warehouse Space: 71,397 SF
- Office: 6,700 SF
- Freezer Space: 2,500 SF
- Storage space: 6,500 SF

Acreage: 4.27 AC

Dock Doors: 6

Drive In Doors: 5

Clear Height: 19' - 26.9'

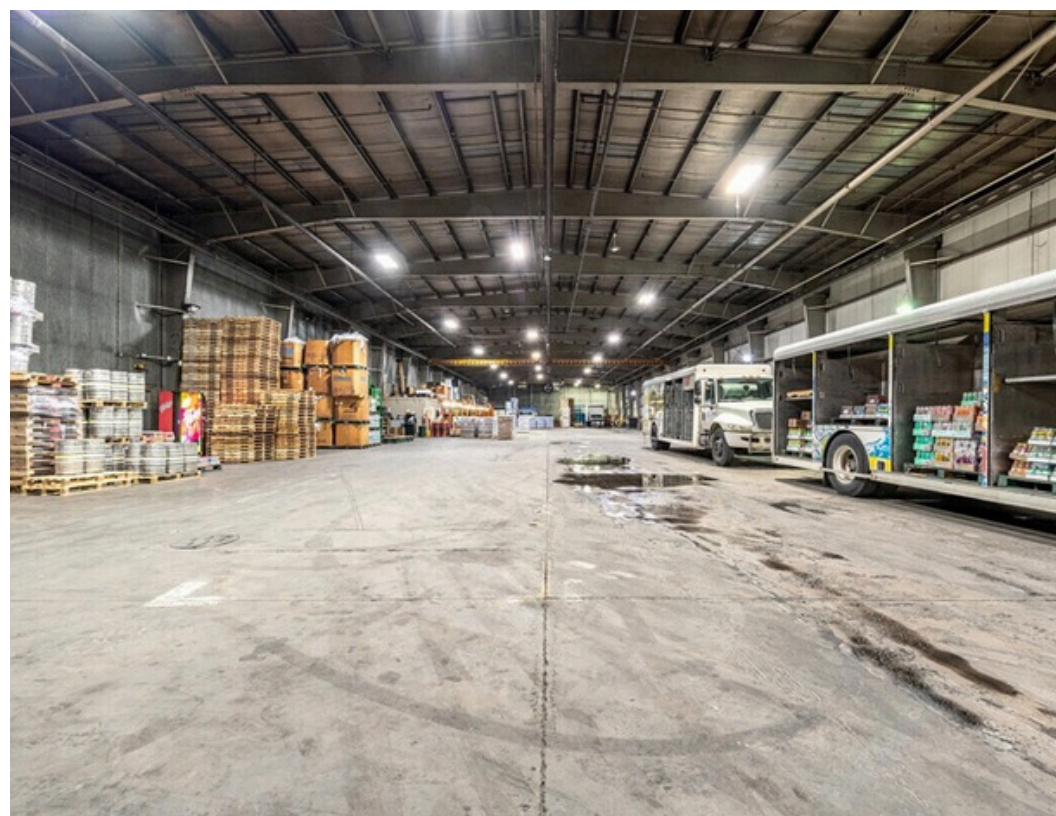
Building Class: C

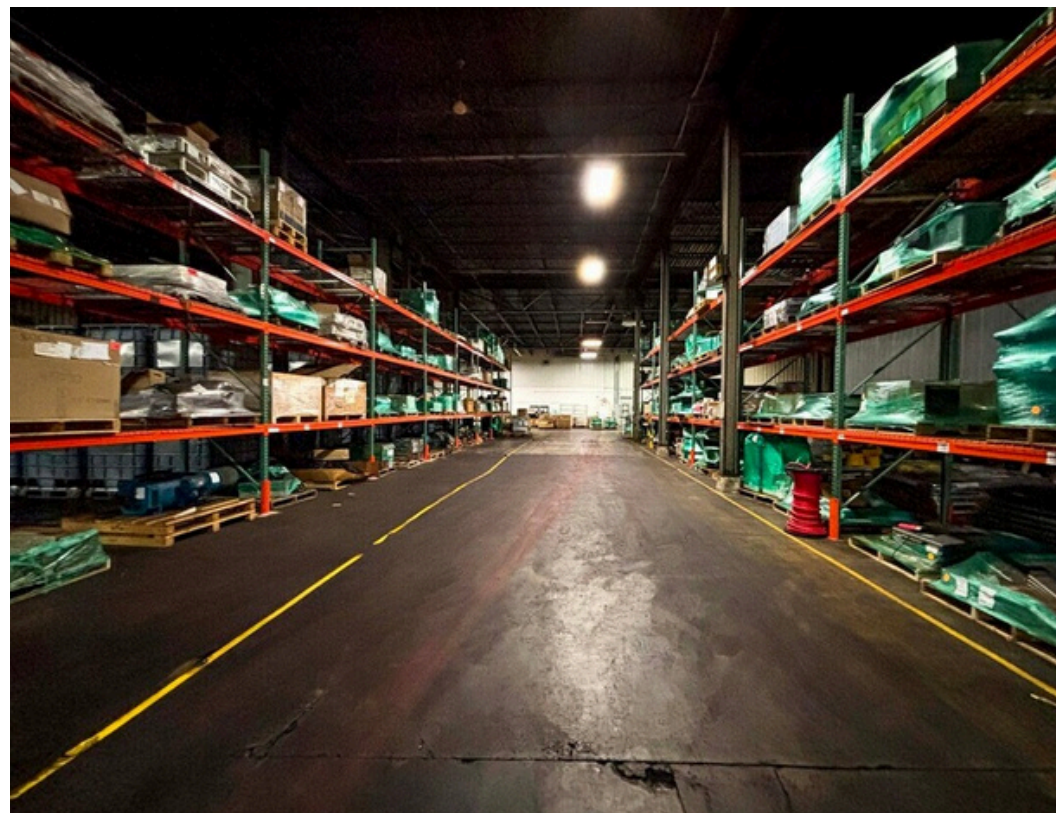
Year Built/Renovated: 1971 / Office Renovated in 2009

Power: 800 amps 480v/3phase



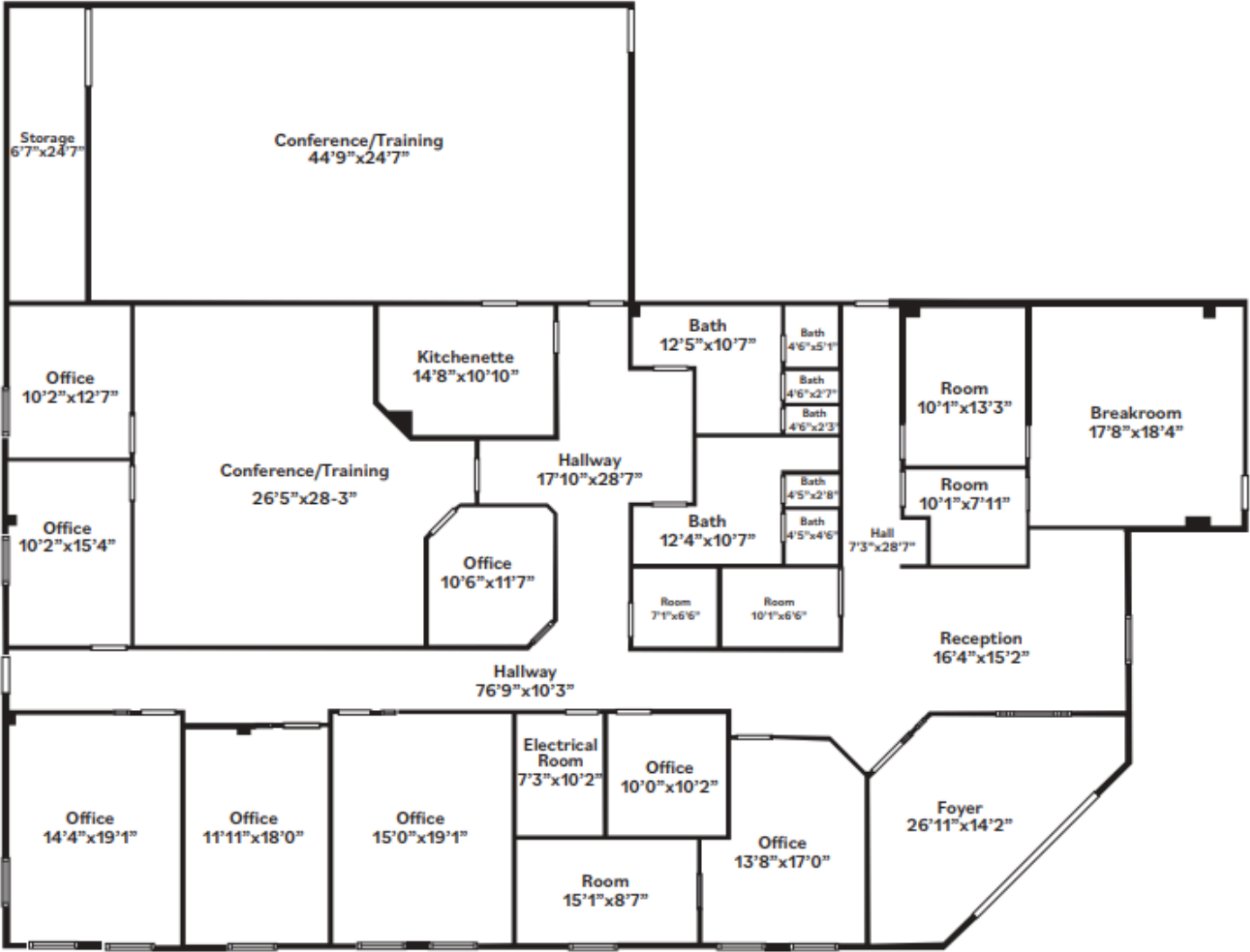








Office Floor Plan



PRIME INDUSTRIAL LOCATION - MAPLE HEIGHTS, OH

5900 Pennsylvania Avenue is strategically positioned within Cleveland's established industrial corridor, offering exceptional connectivity to one of the Midwest's premier manufacturing, distribution, and food processing markets. The property benefits from immediate access to I-480, with convenient connectivity to I-271, I-77, I-80 (Ohio Turnpike), and I-90, providing efficient east-west and north-south transportation throughout the Greater Cleveland metropolitan area and direct access to major Midwest markets. Located just minutes from Downtown Cleveland, Cleveland Hopkins International Airport, and the region's primary industrial and manufacturing districts, the site is ideally suited for warehousing, logistics, food production, cold storage, light manufacturing, and regional distribution. Surrounded by established industrial, manufacturing, and distribution users, the property offers outstanding access to a skilled workforce, extensive highway connectivity, and the robust transportation infrastructure that has made Greater Cleveland one of the Midwest's leading industrial markets, making it an excellent location for industrial operations.

LOCATION KEY DISTANCES

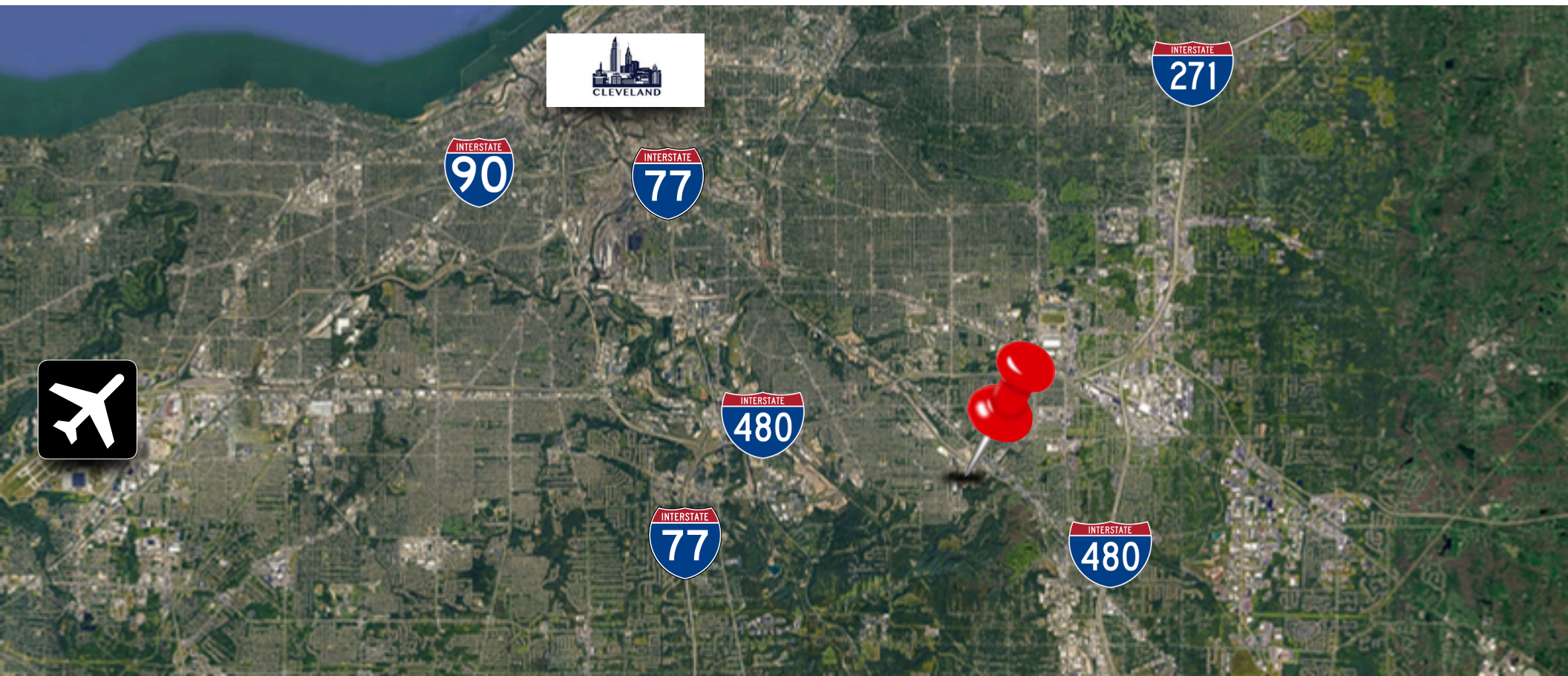
I-480: 2.0 Miles

I-271- 3.5 miles

I-77 - 5.5 miles

I-80 - 11 miles

Downtown Cleveland - 15.0 miles





Dan Damico



VP of Acquisitions



315-396-9409



d.damico@ironhornenterprises.com

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