

EXP COMMERCIAL // INDUSTRIAL FOR SALE OR LEASE

INDUSTRIAL BUILDING

7500 Bessemer *Avenue*

Cleveland, Ohio 44127 // 16,253 SF on 0.55 Acres

FOR SALE

\$375,000

FOR LEASE

\$3,900/mo

\$2.88/SF/YR

16,253

TOTAL SF

4,266

OFFICE SF

Presented by

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Executive Summary

eXp Commercial is pleased to present 7500 Bessemer Avenue, a **16,253 SF industrial building on 0.55 acres** in Cleveland, Ohio's established southeast industrial corridor. The property is available **for sale at \$375,000 or for lease at \$3,900/month (\$2.88/SF/year)**.

The building features a prominent **4,266 SF newly renovated office** across two floors — a standout for owner-users requiring significant professional office presence alongside industrial operations. The warehouse offers 16' clear height, two drive-in doors, two dock-high truck doors, and robust **400 Amp / 14,000V / 480-277V 3-phase power** — well-suited for manufacturing, plating, or other power-intensive operations.

The property is located minutes from downtown Cleveland inside a designated **Opportunity Zone** and within the Opportunity Corridor initiative area, in a General Industry zoning district surrounded by established industrial users.

Opportunity Zone

Federal tax advantages for qualified investors

Minutes to Downtown

Cleveland core & Opportunity Corridor

Newly Renovated Office

4,266 SF across 2 floors

Heavy Power Service

400A / 14,000V / 480-277V 3-phase

General Industry Zoning

Wide range of permitted uses

Fenced Lot

Dedicated parking, secured site

Location Overview

7500 Bessemer Avenue is located on Cleveland's southeast side, within the 44127 zip code — an established industrial corridor with strong connectivity to the regional highway network and the city core.

PROXIMITY TO KEY DESTINATIONS

Downtown Cleveland

Approx. 4–5 miles via I-77; access to the commercial core, Port of Cleveland, and rail infrastructure.

Opportunity Corridor

Direct proximity to Cleveland's transformative infrastructure investment from E. 55th to University Circle.

Interstate Access

Convenient access to I-77, I-490, and I-480 for regional distribution and logistics.

Hopkins Int'l Airport

Approximately 15 miles via I-480 West.

OPPORTUNITY CORRIDOR

A three-mile boulevard from the Innerbelt to University Circle — expected to drive further investment, accessibility, and connectivity throughout the area.

INDUSTRIAL NEIGHBORHOOD CONTEXT

Surrounding area features light-to-medium manufacturing, warehousing, and distribution uses consistent with General Industry zoning.

7500 Bessemer Avenue

16,253 SF Industrial Building // 0.55 Acres // Available For Sale or Lease

7500 Bessemer Avenue is a 16,253 SF industrial building constructed in 1920 on approximately 0.55 acres of fenced land in Cleveland, Ohio. Classified as Manufacturing and Assembly Light and zoned General Industry, the building features a prominent 4,266 SF newly renovated office component across two floors — a standout for owner-users requiring significant professional office presence alongside industrial operations.

The warehouse portion offers ceiling heights of 14' to 18' with a confirmed 16' clear height, and is served by two drive-in doors and two dock-high truck doors. Power service is robust: 400 Amps, 14,000 Volts, 480/277V — well-suited for manufacturing, plating, heavy processing, or other power-intensive operations.



FOR SALE **\$375,000**

FOR LEASE **\$3,900/mo**
\$2.88/SF/YR

Property Summary

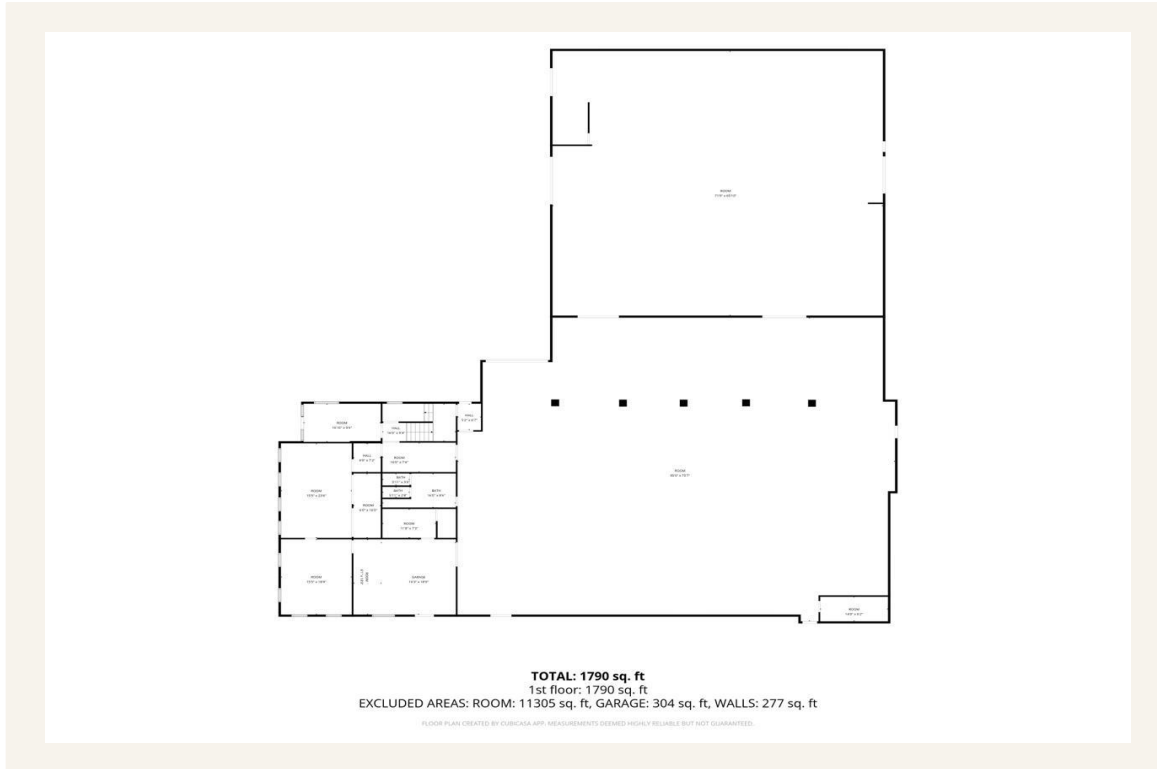
Property Address	7500 Bessemer Avenue, Cleveland, OH 44127
Parcel Number	125-23-029
Building Size	16,253 SF
Land Area	Approx. 23,958 SF (0.55 Acres) — Fenced
Year Built	1920
Property Class (County)	Manufacturing and Assembly Light
Zoning	General Industry
Opportunity Zone	Yes
Ceiling Height	14' – 18'
Clear Height	16'
Office Area	4,266 SF — Newly Renovated, 2 Floors
Ancillary Areas	Storeroom / Breakroom Areas
Drive-In Doors	Two (2): 12'3" W x 7'7" H; second 12' x 12'
Dock-High Truck Doors	Two (2): 12' x 12' and 8' x 8'
Power Service	400 Amps, 14,000 Volts, 480/277V — 3-Phase
Sprinklers	None
Heating	Gas
Annual Taxes	\$6,965.58
Site Features	Fenced; dedicated parking
Sale Price	\$375,000
Lease Rate	\$3,900/month (\$2.88/SF/year)

Photo Gallery

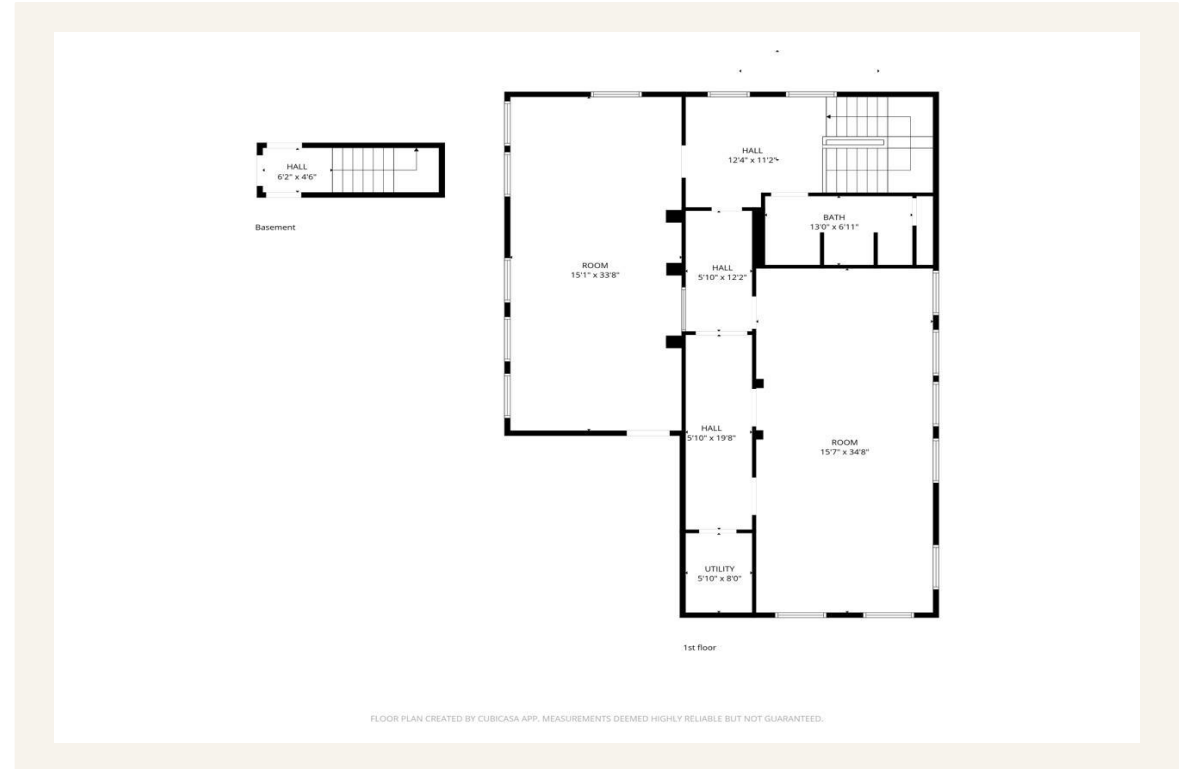


Floor Plans

Approx. 16,253 SF on 0.55 acres // 4,266 SF office across 2 floors // 16' clear height



FIRST FLOOR



SECOND FLOOR

Opportunity Zone Benefits

7500 Bessemer is located within a federally designated Qualified Opportunity Zone. Investors deploying eligible capital gains through a Qualified Opportunity Fund may access three distinct federal tax incentives, each tied to holding period.

01

Capital Gains Deferral

Reinvested capital gains are deferred until the QOF investment is sold or December 31, 2026 — whichever is earlier — shifting the tax event forward and freeing capital for deployment.

02

Step-Up in Basis

For investments in a QOF, the original capital gain deferral is reduced based on holding period requirements established under current IRS guidance.

03

Tax-Free Appreciation

If the QOF investment is held at least 10 years, any appreciation on the new investment itself may be permanently excluded from federal capital gains tax at sale.

WHY 7500 BESSEMER FITS THE OPPORTUNITY ZONE THESIS

Industrial assets in Qualified Opportunity Zones typically support the substantial-improvement test through capital upgrades and offer long holding periods aligned with the 10-year exclusion window. 7500 Bessemer is already in an OZ, already classified as Manufacturing and Assembly Light, and positioned along the Opportunity Corridor — a confluence of regulatory benefit and infrastructure tailwinds.

Not tax advice. Tax treatment depends on investor structure, holding period, and qualified investment requirements under current IRS regulations. Consult a qualified tax advisor before making investment decisions.

NEXT STEPS

Let's Talk.

Schedule a private tour, request the full due diligence package, or discuss how 7500 Bessemer fits your owner-user, investor, or tenant strategy.

LISTING BROKER

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