

Two (2) Buildings Totaling 16,500 SF on 1.45 Acres

For Sale | 3455 West 140th Street, Cleveland, Ohio 44111



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CRESCO
Real Estate

PROPERTY OVERVIEW

- Location: Cleveland, Ohio
- Buildings: Two industrial buildings with a mix of warehouse, office, and shop space (see attached - specifications for full breakdown)
- Lot Configuration: Ample outdoor storage and circulation area
- Zoning: Industrial use
- Infrastructure: Power, air compressors, racking systems, shipping containers, security systems, and more

WHY THIS OPPORTUNITY STANDS OUT

- Valuable real estate in Cleveland's industrial core
- Business available

SUB-MARKET	SF
West Park / Cleveland West	Total - 16,500 SF Building 1 - 10,500 SF Building 2 - 6,000 SF
AGE	CLEAR HEIGHT
Building 1 - 1968 Building 2 - 2016	15' - 16'

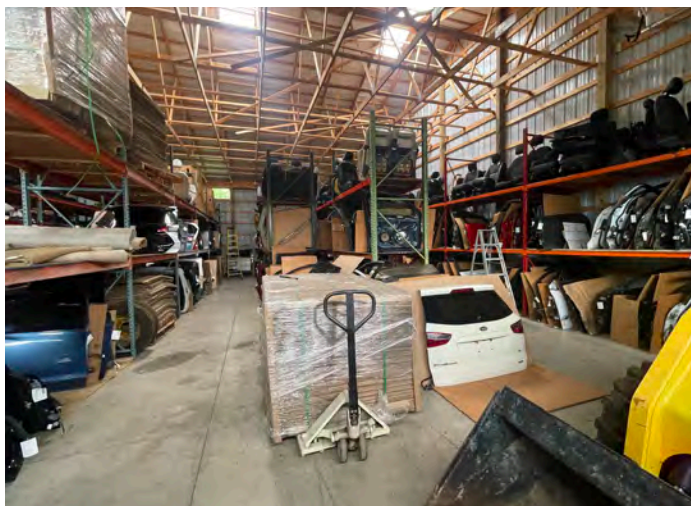
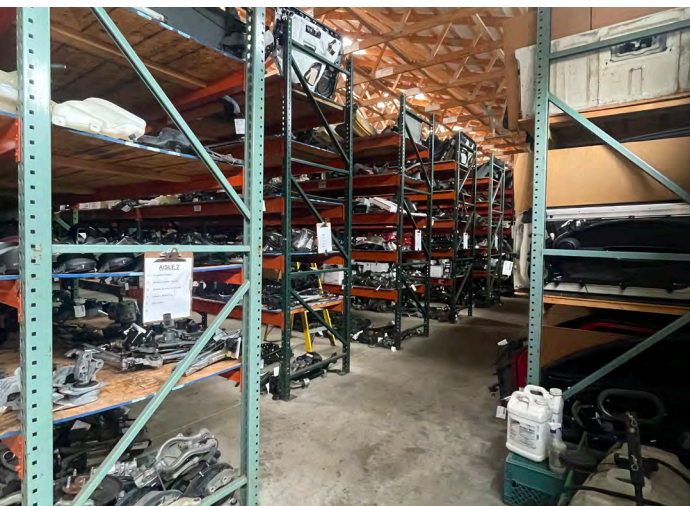
Asking Sale Price

\$1,500,000

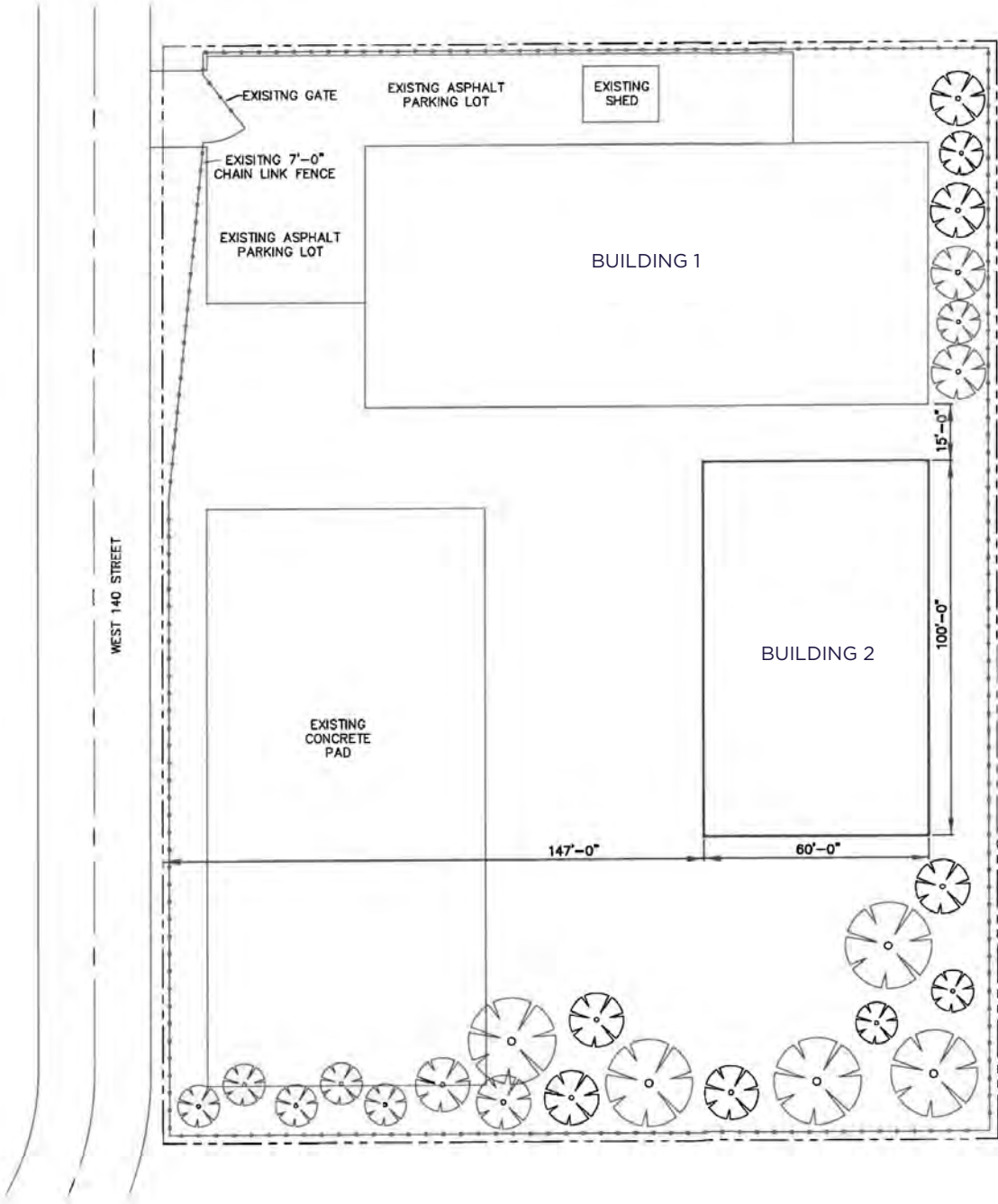


	Building 1	Building 2
Building Size:	Total 10,500 SF Industrial 9,500 SF Office 1,000 SF	Total 6,000 SF Industrial 6,000 SF
Year Built:	1968	2016
Clear Height:	15'	16'
Column Spacing:	25' x 35'	60' x 100' Clear Span
Docks:	One (1) - 10' x 10'	-
Drive-In Doors:	One (1) - 20' x 12' One (1) - 10' x 10'	Two (2) - 12' x 12' One (1) -20' x 12'
Sprinkler:	100% Wet	
Lighting:	Fluorescent	
Heat:	Co-Ray Vac	
Power:	600A / 240V / 3P	
Land Size:	1.4541 AC	
Outdoor Storage:	Yes	
Zoning:	General Industrial (GI)	
RE Taxes:	\$15,412.10	
PP #s:	021-36-041	

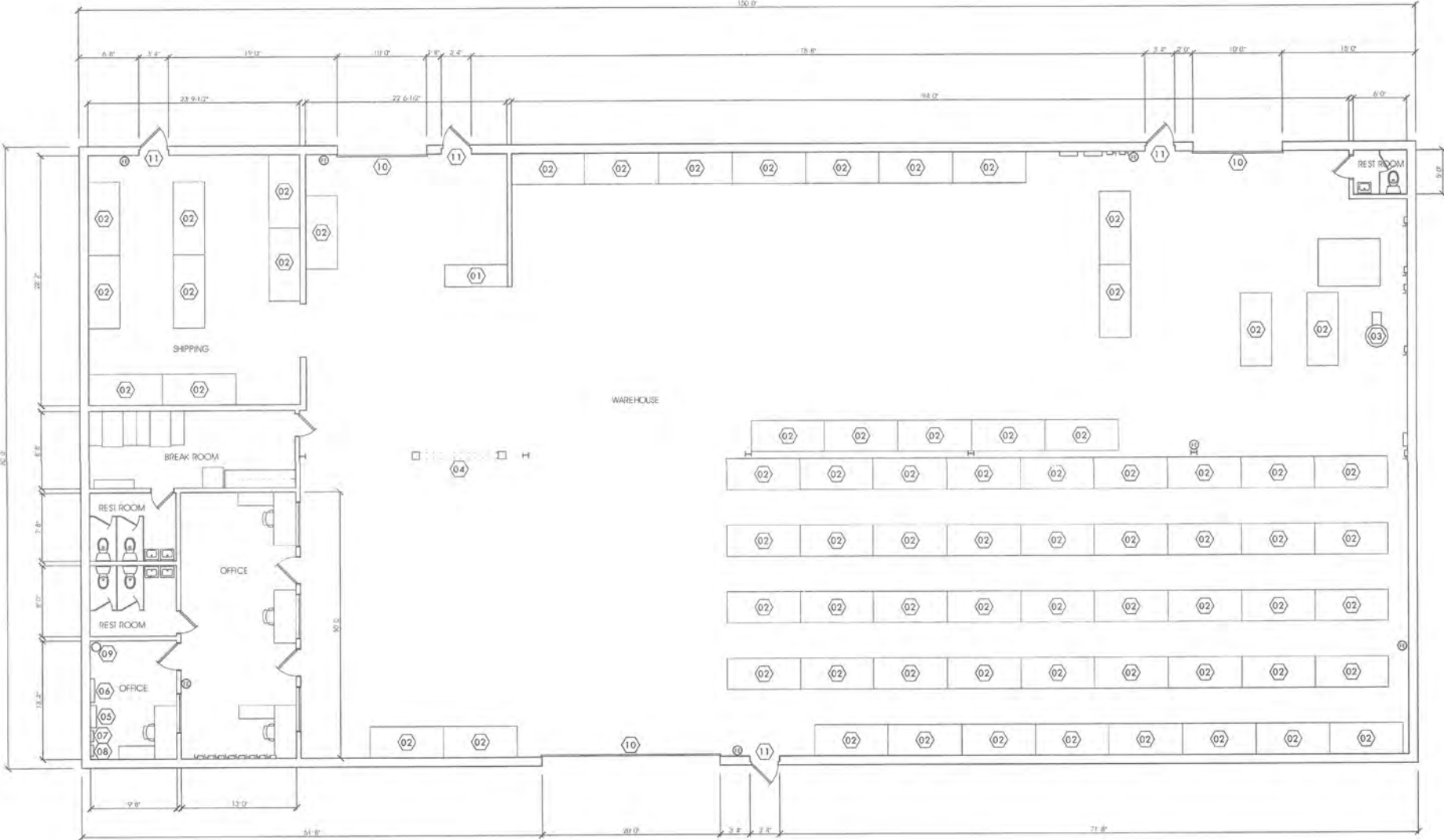




SITE PLAN



BUILDING 1 FLOORPLAN



Ground Floor Plan

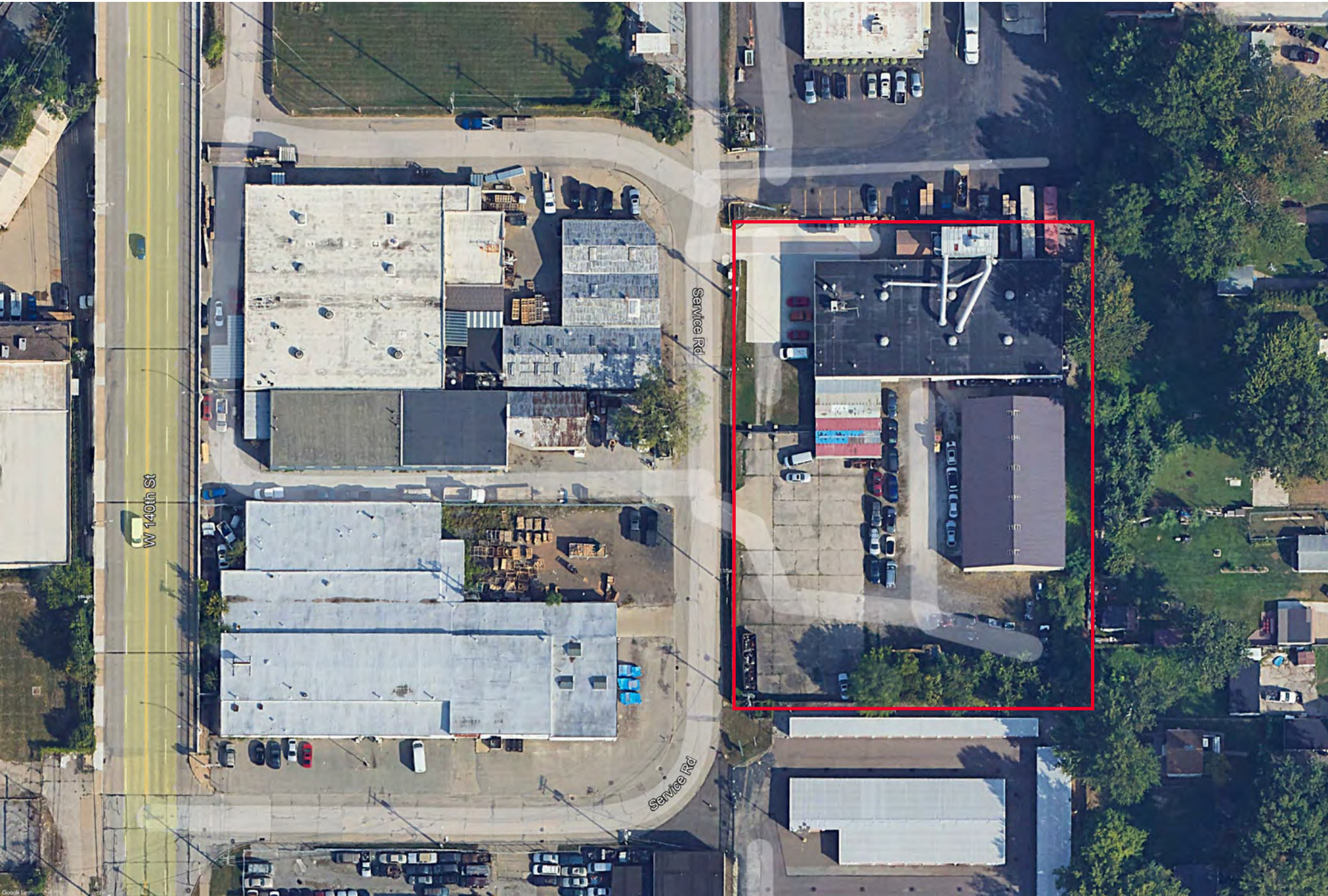
1/8" = 1'-0"



Keyed Notes

- 01 New Sales Counter.
- 02 Storage Shelving.
- 03 Existing Air Compressor.
- 04 Automobile Lift.
- 05 Existing 230V 3P 400A Main Disconnect.
- 06 Existing 230V Main Distribution Panel.
- 07 Existing 110V 200A Main Distribution Panel.
- 08 Existing 110V 200A Main Disconnect.
- 09 Existing Sprinkler System Storage.
- 10 Existing Overhead Door.
- 11 Existing Man Door.

PARCEL MAP





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