

550

HARVARD AVENUE

Professionally Managed &
Owned By:



17,732 SF with 46 doors
on 4.4 Acres + additional
8 Acres available

Cross-Dock Truck
Terminal

Near Downtown CBD and
in the middle of NE Ohio
Manufacturing Center

CLEVELAND, OH

R A R E O F F E R I N G
F O R L E A S E

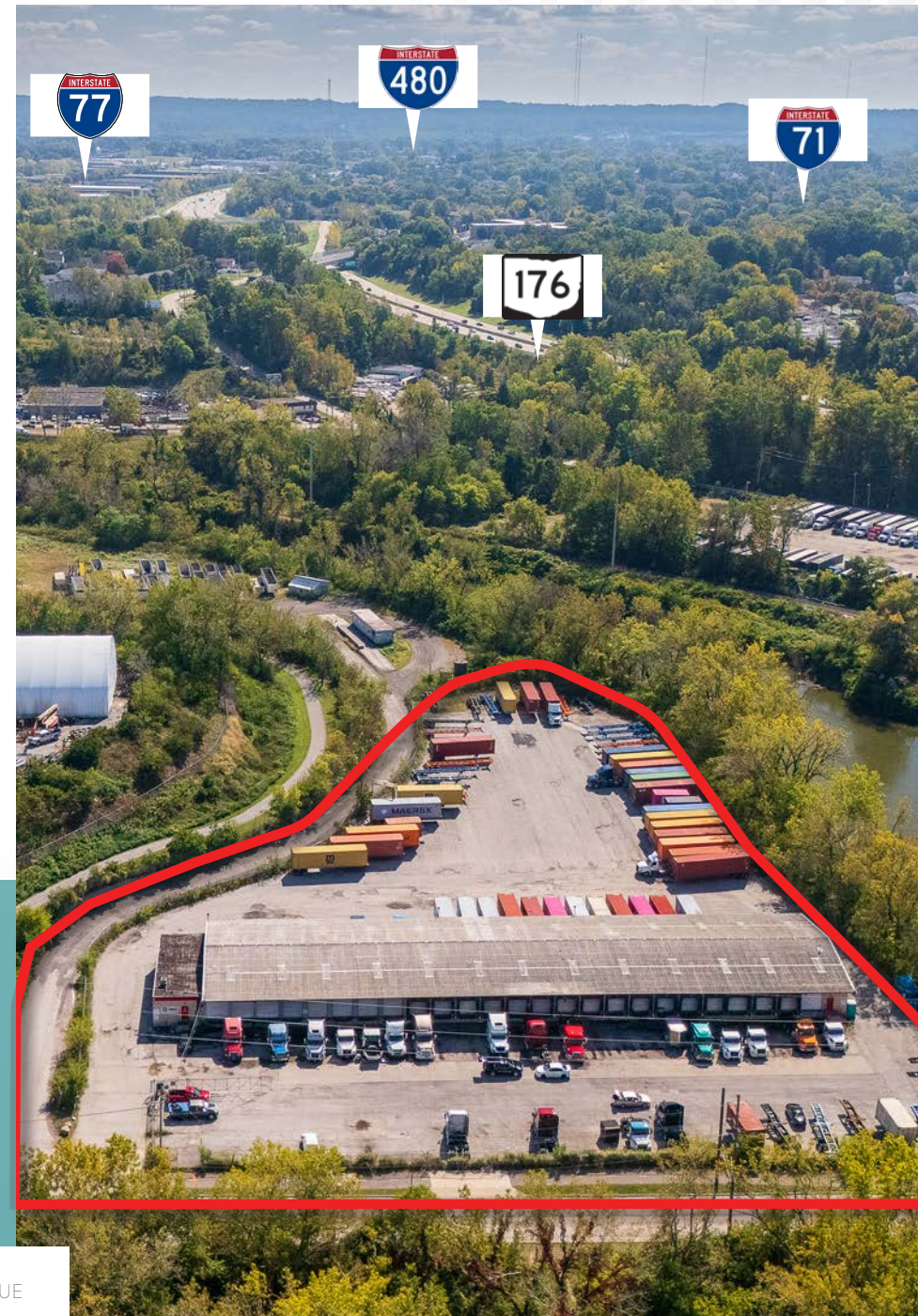


CBRE

PROPERTY HIGHLIGHTS

| | |
|---------------|---|
| Building Size | ± 17,732 SF |
| Office | ± 1,300 SF |
| Site Size | 4.4 acres (± 8 additional acres available - 12.4 acres total) |
| Year Built | 1973 |
| Rental Rate | \$20,000 per month / \$240,000 annually, NNN |
| Lease Term | 5 years or greater |
| OPEX | \$1.59 / SF |
| Clear Height | 18' |
| Dock Doors | 46 |
| Security | Fenced and Gated |
| Zoning | IG |

Offers a convenient location near downtown Cleveland and prime access to major highways I-77, I-480, I-71, and SR-176.



550 HARVARD AVENUE

EXPANSION LAND



Additional adjacent 8 acres can be made available



550 HARVARD AVENUE
3



550 HARVARD AVENUE

DOWNTOWN CLEVELAND

Cleveland is a dynamic city with a multitude of job options and a vibrant economy. In the last five years, the Central Business District population has grown by 6% and household growth has increased by 11%. Downtown has daytime density that other submarkets do not have (88.7% daytime workers). The mix of economic growth, educational excellence, and a lively cultural scene, Cleveland is a place of endless possibilities and progress.



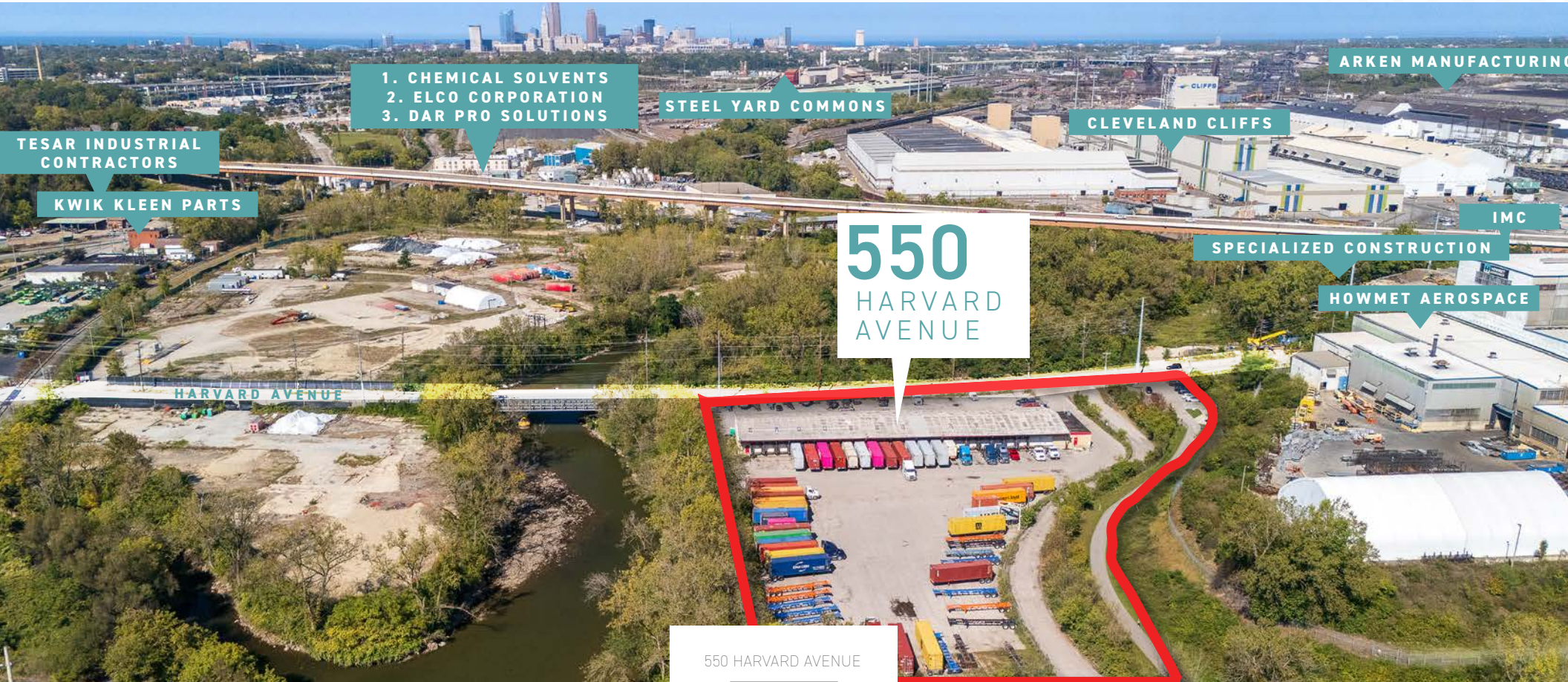
\$46 B+
Industry in the Region



6,000 +
Manufacturers in the Region

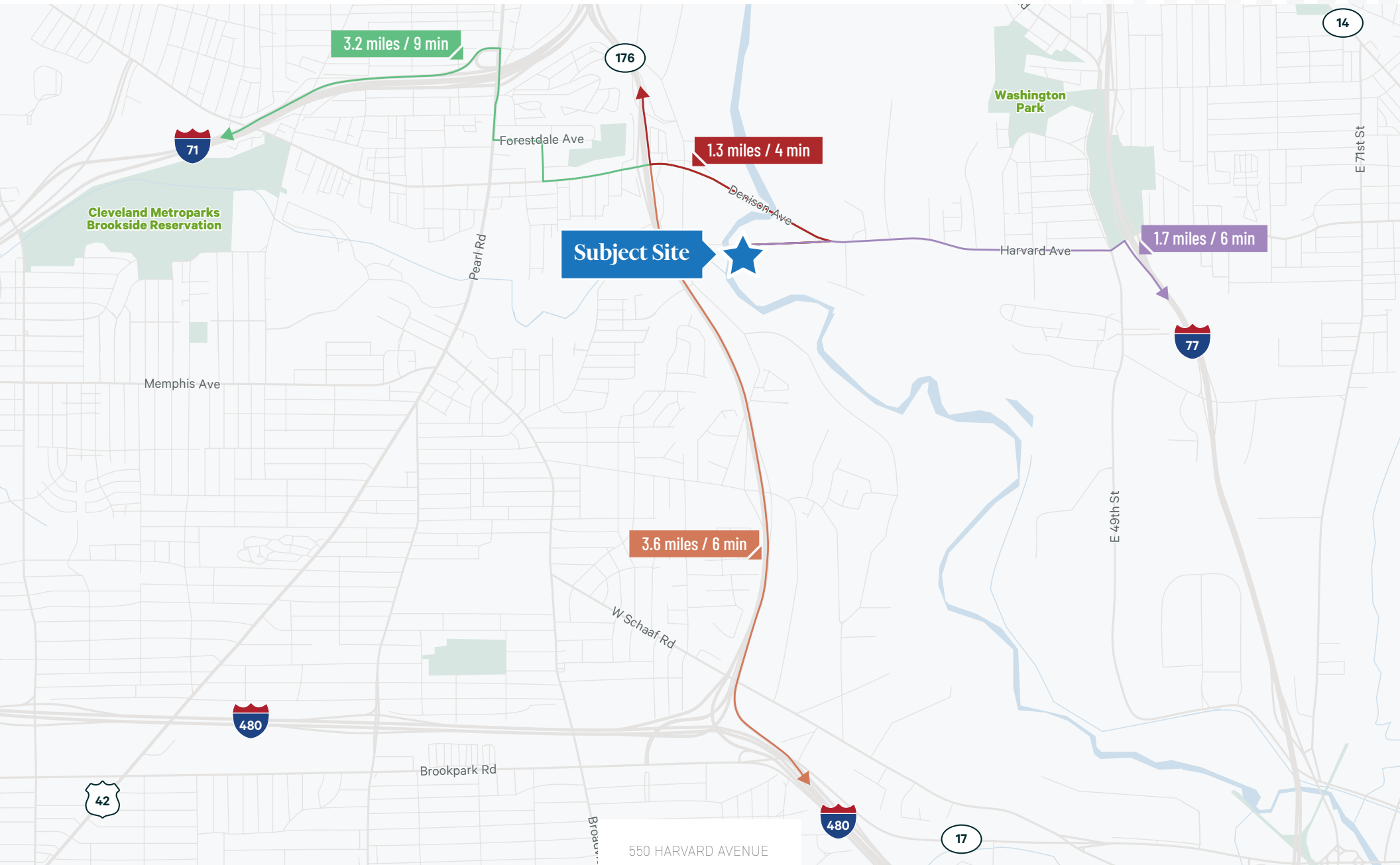


#3 For Projects Per Capita in Site Selection's 2025 GOVERNOR'S CUP RANKINGS - Only State in the Top 5 for 7 Years in a Row



550 HARVARD AVENUE

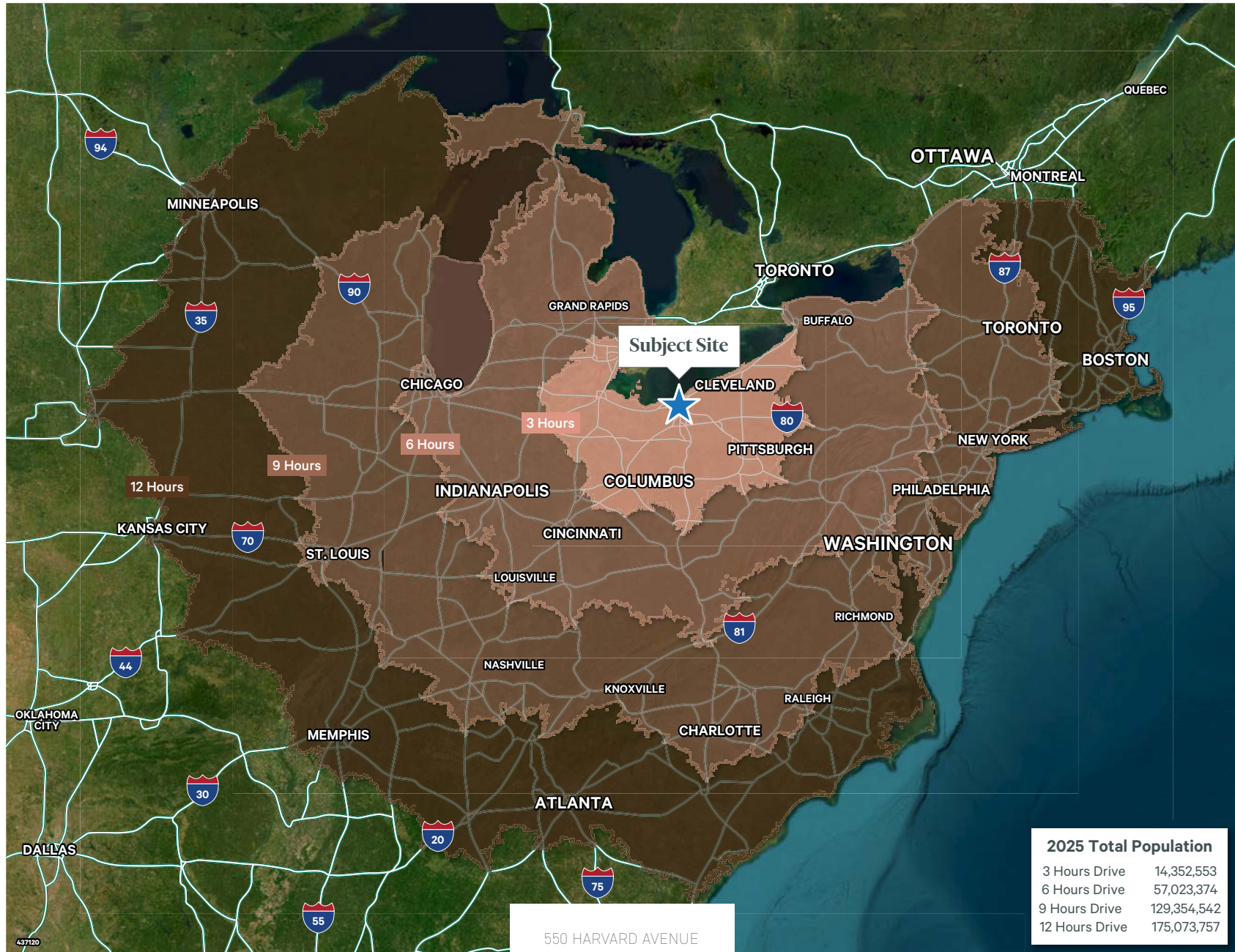
HIGHWAY ACCESSIBILITY MAP



POPULATION REACH MAP



S A M E D A Y A C C E S S M A P



550 HARVARD AVENUE CLEVELAND, OH

Professionally Managed &
Owned By:



CONTACT US

George Stevens, SIOR, CCIM

Senior Vice President
+1 216 496 1399
george.stevens@cbre.com

Mark Truesdell

Vice President
+1 216 219 4241
mark.truesdell@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE