WWM **WEBER WOOD MEDINGER**
COMMERCIAL REAL ESTATE ADVISORY

OFFERING MEMORANDUM

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EXCLUSIVELY OFFERED FOR SALE

824 East 222nd Street

Euclid, Ohio · Industrial Flex · Contractor Headquarters

BUILDING SIZE	CONFIGURATION	ACCESS	LIST PRICE
±3,944 SF	Freestanding	Immediate I-90	$629,000

A rare, move-in-ready industrial flex asset minutes from Interstate 90.

Offered to the market for the first time in years, **824 East 222nd Street** is a freestanding ±3,944-square-foot industrial flex building that pairs an exceptionally finished, headquarters-quality office with a heated, high-clear warehouse — the exact combination today's owner-users and investors seek and rarely find at this size.

Positioned moments from Interstate 90 in Euclid, the property delivers immediate regional connectivity for contractors, service businesses, trades, distribution and light-industrial operators. A **new roof**, fresh exterior paint and a turnkey interior mean a buyer can take occupancy on day one with minimal deferred maintenance.

Whether acquired as an owner-user headquarters, a contractor or service-business base, or held as stabilized income through a sale-leaseback, the asset offers flexibility few small industrial buildings can match. Sub-5,000 SF inventory across Greater Cleveland remains critically scarce — buildings of this quality seldom reach the open market.

TOTAL BUILDING
±3,944 SF

FINISHED OFFICE
±1,700 SF

HEATED WAREHOUSE
±2,244 SF

LIST PRICE
$629,000

Ideally suited for owner-users, contractors, trades, service & distribution businesses — or as a stabilized investment.

PRICE / SF
≈ $160

Built for how modern trades & service businesses operate.

✓ ±3,944 SF Total building area	✓ Freestanding Single-tenant building	✓ I-90 Access Immediate highway on-ramp
✓ New Roof Recently replaced	✓ New Paint Fresh exterior finish	✓ Heated Warehouse Year-round workspace
✓ 16' Drive-In Door Grade-level loading	✓ Mezzanine Large storage platform	✓ Ample Parking On-site surface parking
✓ Finished Office Move-in-ready interior	✓ Kitchen & Bar Full kitchen & break area	✓ Laundry In-building laundry
✓ Two Bathrooms Office & warehouse	✓ Break Area Dedicated common space	✓ Flexible Layout Office / warehouse mix

Two purpose-built halves under one roof.

Front Office ±1,700 SF

A polished, professional interior that presents like a corporate headquarters — ideal for meeting clients, housing administrative staff, or fronting a trades operation.

- Large private offices
- Full kitchen
- Laundry
- Modern finished interior
- Conference / common area
- Bar
- Bathroom
- Professional appearance

Back Warehouse ±2,244 SF

A heated, high-clear production and storage space with grade-level loading — the functional core for contractors, fleet operations and light industrial users.

- Heated space
- Large mezzanine
- Excellent ceiling height
- Ample storage
- 16' overhead door
- Bathroom
- Ideal contractor workspace
- Fleet operations

Why this asset commands attention.

A durable combination of scarcity, functionality and location that supports value today and rental demand for years to come.

01 **Scarce Small-Bay Inventory**
Sub-5,000 SF industrial supply across Greater Cleveland is critically constrained.

02 **Strong Owner-User Demand**
Trades, contractors and service firms compete aggressively for turnkey space.

03 **Efficient Office-to-Warehouse Ratio**
A ~43% office / ~57% warehouse split suits a wide range of tenant profiles.

04 **Highway Visibility & Access**
Immediate proximity to I-90 drives logistics efficiency and brand exposure.

05 **Well-Maintained & Move-In Ready**
New roof and exterior paint; clean, modern, professionally finished interior.

06 **Minimal Deferred Maintenance**
Major capital items recently addressed, reducing near-term ownership cost.

07 **Below Replacement Cost**
Acquisition basis sits well under the cost to build comparable space today.

08 **Multi-Industry Flexibility**
Suits distribution, light manufacturing, fleet, showroom and service uses.

09 **Durable Future Leasing Demand**
Small heated flex space commands steady tenant interest and rent growth.

10 **Sale-Leaseback Potential**
A stabilized NNN lease converts the asset into passive, income-producing yield.

LIST PRICE

$629,000

PRICE / SF	BUILDING SIZE	OPPORTUNITY
≈ $160	±3,944 SF	Owner-User / Investor

Offered on a fee-simple basis, delivered vacant at closing for immediate owner-user occupancy — or available for a stabilized sale-leaseback structure detailed on the following pages.

Estimated market rent by space type.

Figures reflect estimated triple-net (NNN) market rents for comparable Euclid-area flex space. Actual rents vary with tenant credit, term and improvements.

Office ±1,700 SF

$10.50 – $12.50 / SF

Above-grade finished office space — commands premium flex rates

Warehouse ±2,244 SF

$7.00 – $8.50 / SF

Heated production & shop space with grade-level loading

TOTAL ESTIMATED ANNUAL RENT

Blended office + warehouse, triple-net

$38,000 – $42,000

On comparability: CoStar identified only one area lease — a 16,665 SF bare-shell Class C warehouse at $4.50/SF with minimal office finish — which is not representative of this office-heavy flex asset. The rates above reflect the property's above-grade finished office and its smaller, more leasable footprint.

Stabilized income scenarios.

Assumes a 5–7 year NNN lease. The cap-rate benchmarks below reflect recent Cleveland industrial transactions — including a 7.5% Euclid comparable — and frame the stabilized value scenarios that follow.

7.6%	7.7%	8.6%	7.5%
Cleveland median	Cleveland average	Upper quartile	Euclid transaction

ANNUAL RENT (NNN)	CAP RATE	ESTIMATED VALUE
$38,000	8.0%	≈ $475,000
$40,000	7.75%	≈ $516,000
$42,000	7.5%	≈ $560,000
$45,000	7.25%	≈ $621,000

INDICATED SALE-LEASEBACK VALUE $500,000 – $620,000

Why a stabilized lease increases appeal

- Converts an owner-user building into passive, contractual income.
- An in-place tenant removes lease-up risk and vacancy carry.
- NNN structure shifts operating costs to the tenant, protecting yield.
- Broadens the buyer pool to passive and 1031-exchange investors.

INVESTOR TAKEAWAY

A well-structured lease can carry the asset from an owner-user basis to an institutionally-priced income stream.

A tight submarket that underpins value.

Euclid industrial fundamentals — low vacancy, positive absorption and a scarce small-bay supply — support durable rents and resilient pricing. *Source: CoStar, Q2 2026.*

2.3%	$160/SF	+615K	24.6M
Submarket vacancy	Avg. sale-comp price	12-mo net absorption (SF)	Submarket inventory (SF)

Recent industrial sale comparables

ADDRESS	BLDG SF	BUILT	PRICE	$/SF
34550 Chester Rd	5,040	1972	$925,000	$184
20350 Hannan Pkwy	7,215	1991	$1,250,000	$173
21913 Aurora Rd	6,250	1966	$980,000	$157
1401 E. 24th St	7,076	1949	$850,000	$120
18850 Miles Rd	5,054	1957	$400,000	$79

8 comparables · average **$160/SF** · median $149/SF · range $79–$385/SF

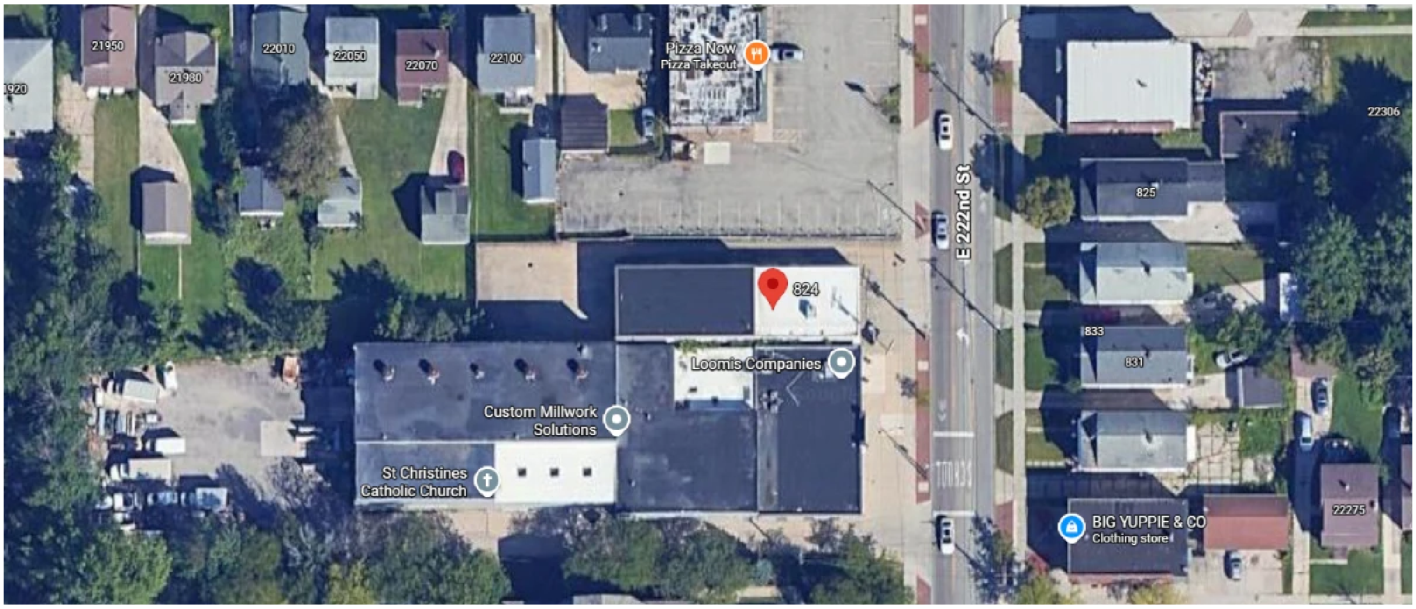
At the **$629,000** list — ≈ $160/SF — the asset is priced in line with the $160/SF submarket sale-comp average, while offering above-grade office finishes, a new roof and turnkey condition that few comparables can match.

LIST PRICE

$629,000

09 LOCATION & CONNECTIVITY

A contractor-friendly address on Cleveland's I-90 corridor.



< 2 min	≈ 20 min	36 min
To Interstate 90 on-ramp	To Downtown Cleveland	To Cleveland Hopkins Int'l · 24.6 mi

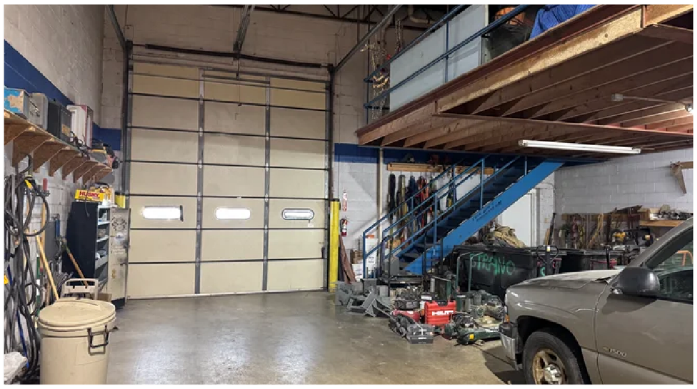
Euclid is an established Northeast Ohio industrial submarket with a dense base of contractors, trades and service businesses. The E. 222nd Street interchange places tenants seconds from Interstate 90, with fast connections to I-271, SR-2 (the Cleveland Memorial Shoreway) and the broader regional network.

- Immediate Interstate 90 access
- Strong regional connectivity via I-271 & SR-2
- Established Cleveland industrial market
- Contractor-friendly business corridor
- ±120,000 vehicles/day on I-90 at the interchange
- 80,700 residents & 33,350 daytime employees within 3 miles

The property in detail.

EXTERIOR · AERIAL

FINISHED OFFICE



HEATED WAREHOUSE

KITCHEN & BREAK

MEZZANINE

16' DRIVE-IN DOOR

At a glance.

Address	824 E. 222nd St, Euclid, OH	Loading	Grade-level drive-in
Building Size	±3,944 SF	Overhead Door	One (1) 16' drive-in
Office SF	±1,700 SF	Utilities	All public available
Warehouse SF	±2,244 SF	Zoning	U-4 · Industrial (Euclid)
Clear Height	16'	Parcel Size	0.22 AC (±9,583 SF)
Construction	Masonry — Class C (1-Star)	Parcel ID	641-26-003
Roof	New — recently replaced	Occupancy	Owner-occupied — negotiable
Heating	Gas — heated warehouse	Year Built	1990
Parking	Ample on-site surface	Sale Type	Fee simple

Property data per CoStar (Q2 2026) and Cuyahoga County public record · Parcel 641-26-003. Construction type and interior finishes to be independently verified prior to closing.

Why this opportunity stands out.

Move-In Ready
Turnkey office and heated warehouse — take occupancy from day one.

High-Quality Finishes
A professional interior that presents well above its price point.

Exceptional Functionality
Office, warehouse, mezzanine and loading working seamlessly together.

Flexible Layout
Reconfigures easily for trades, service, showroom or distribution use.

Rare Size
Sub-4,000 SF freestanding flex buildings seldom reach the market.

Income Potential
Supports $38K–$42K in estimated annual NNN rent if leased.

Owner-User Appeal
Build equity while occupying a headquarters-quality building.

Investor Appeal
A sale-leaseback converts the asset into stabilized, passive yield.

Future Appreciation
Constrained supply and rising rents support long-term value growth.

Scarcity
Simply put — buildings like this rarely become available. When they do, they move.

For more information, contact:

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