

**+/-40,000 SF OF FLEX  
BUILDING, FENCED YARD &  
OFFICE SPACE AVAILABLE**



**FLEX BUILDING & OFFICE SPACE AVAILABLE**  
EUCLID-EAST SIDE, OH 44117

**Cheng-Han Yu, CCIM**  
Cheng-HanYu@HannaCRE.com  
216.861.5490

**CONTACT:**  
**Johnde Santilli**  
JohndeSantilli@HannaCRE.com  
216.877.6056

# +/-40,000 SF BUILDING FOR LEASE

Euclid-East Side, OH 44123

## PROPERTY OVERVIEW

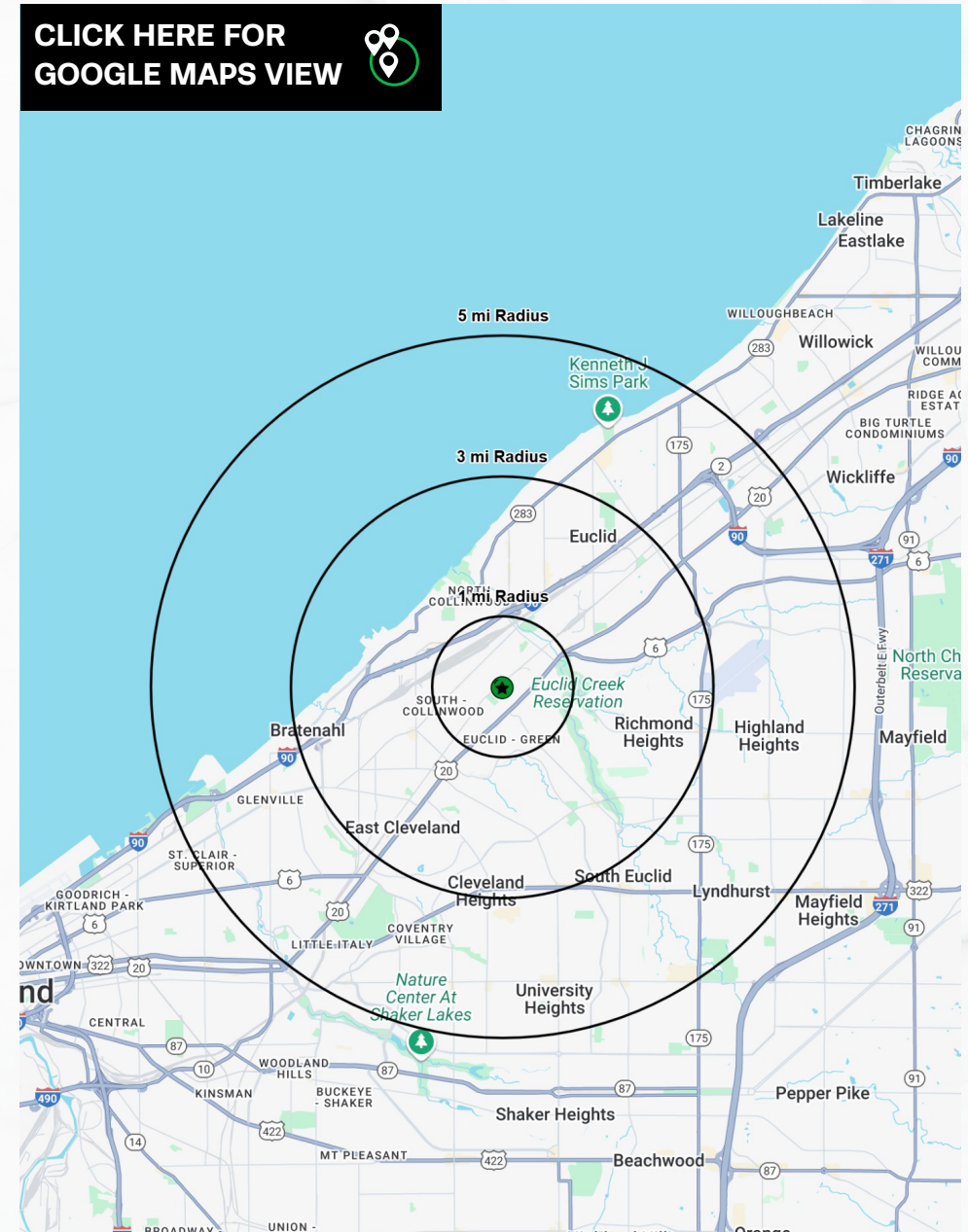
### PROPERTY SUMMARY

- Portions and affiliated spaces of a **46,000 SF** flex building, available for lease with flexible configurations
- 15000 SF fenced yard available, ideal for open storage or protected parking
- 4000 SF multipurpose ballroom with private restrooms, ideal for training and educational uses.
- 2000 SF garage with 18' high ceiling, 4 drive-in doors, a private office and restrooms, ideal for storage or light work shop.
- 3000 SF warehouse space with 18' high ceiling, ideal for indoor storage.
- Versatile flex and office spaces, furnished with furniture and cubicles, ready to move in.
- Features two 800-amp electrical services and central compressed air supply.
- The whole building is air-conditioned and has two shared loading locks.
- Strategically located near major highway interchanges, offering convenient regional access
- **Please contact listing brokers for address and leasing information**

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	12,879	97,544	238,832
HOUSEHOLDS	6,597	45,505	108,558
AVERAGE HH INCOME	\$47,949	\$68,066	\$83,552
MEDIAN HH INCOME	\$34,185	\$49,894	\$59,512
DAYTIME POPULATION	9,819	64,650	157,833

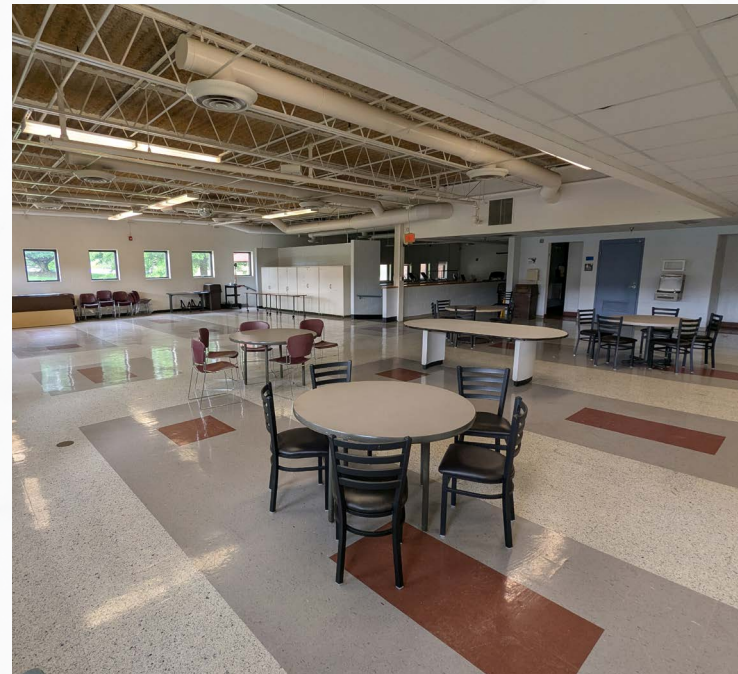
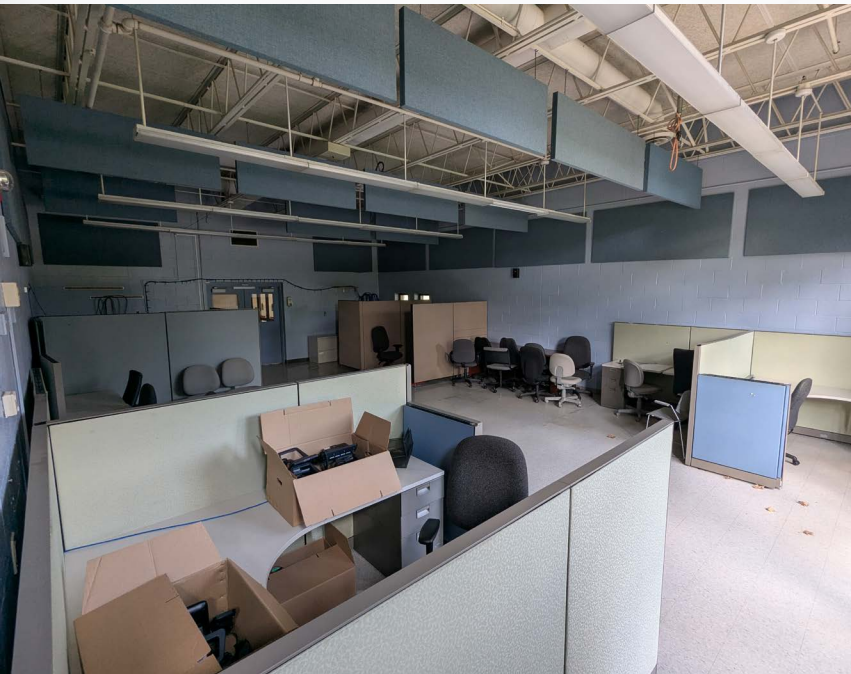
CLICK HERE FOR  
GOOGLE MAPS VIEW



# +/-40,000 SF BUILDING FOR LEASE

Euclid-East Side, OH 44123

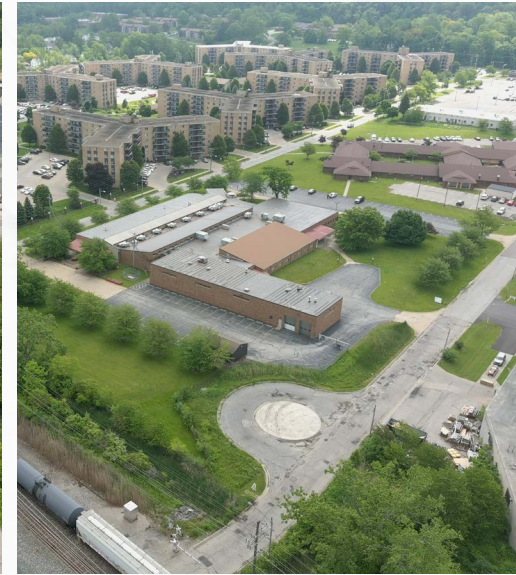
PICTURES



# +/-40,000 SF BUILDING FOR LEASE

Euclid-East Side, OH 44123

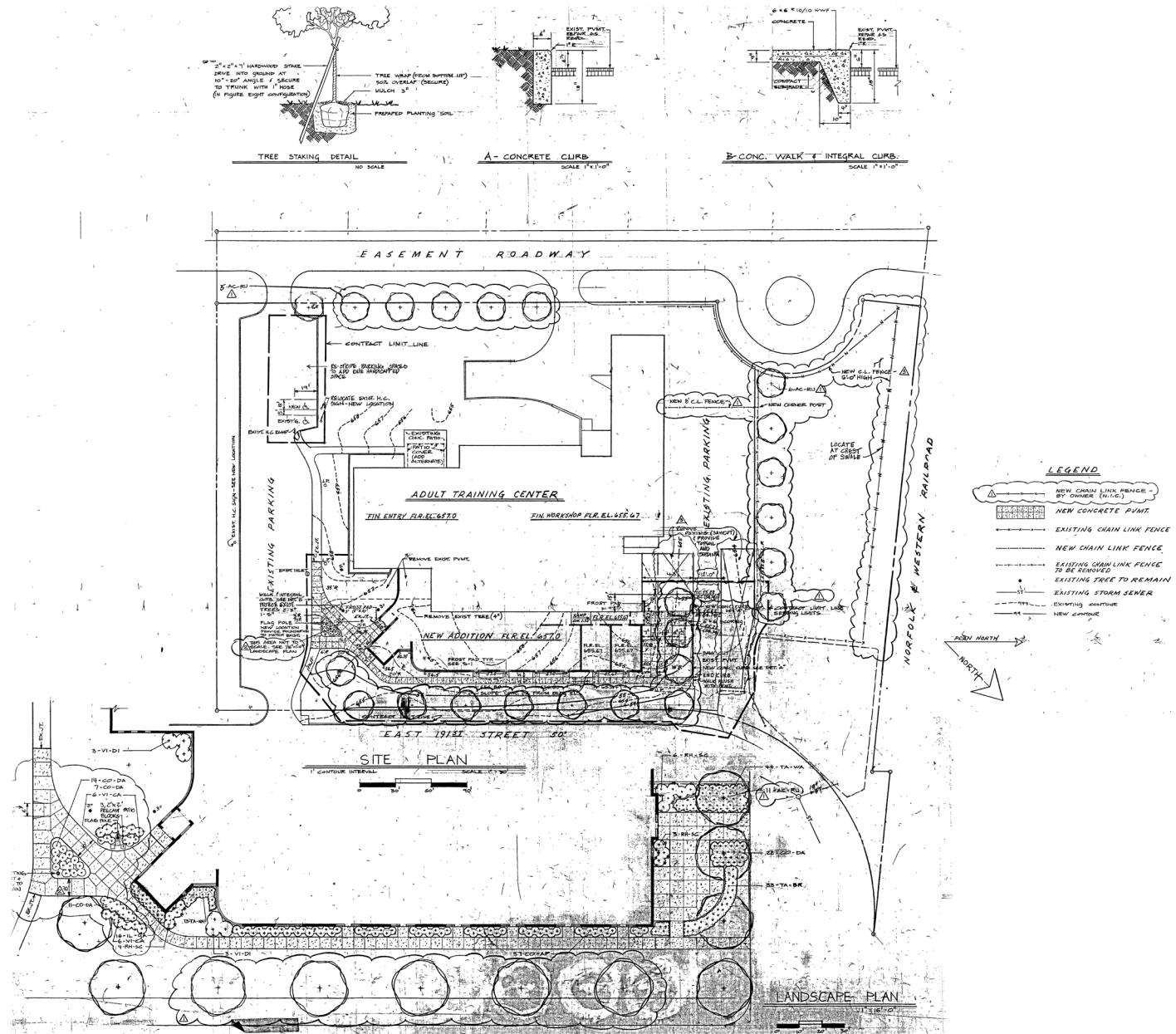
PICTURES



# +/-40,000 SF BUILDING FOR LEASE

Euclid-East Side, OH 44123

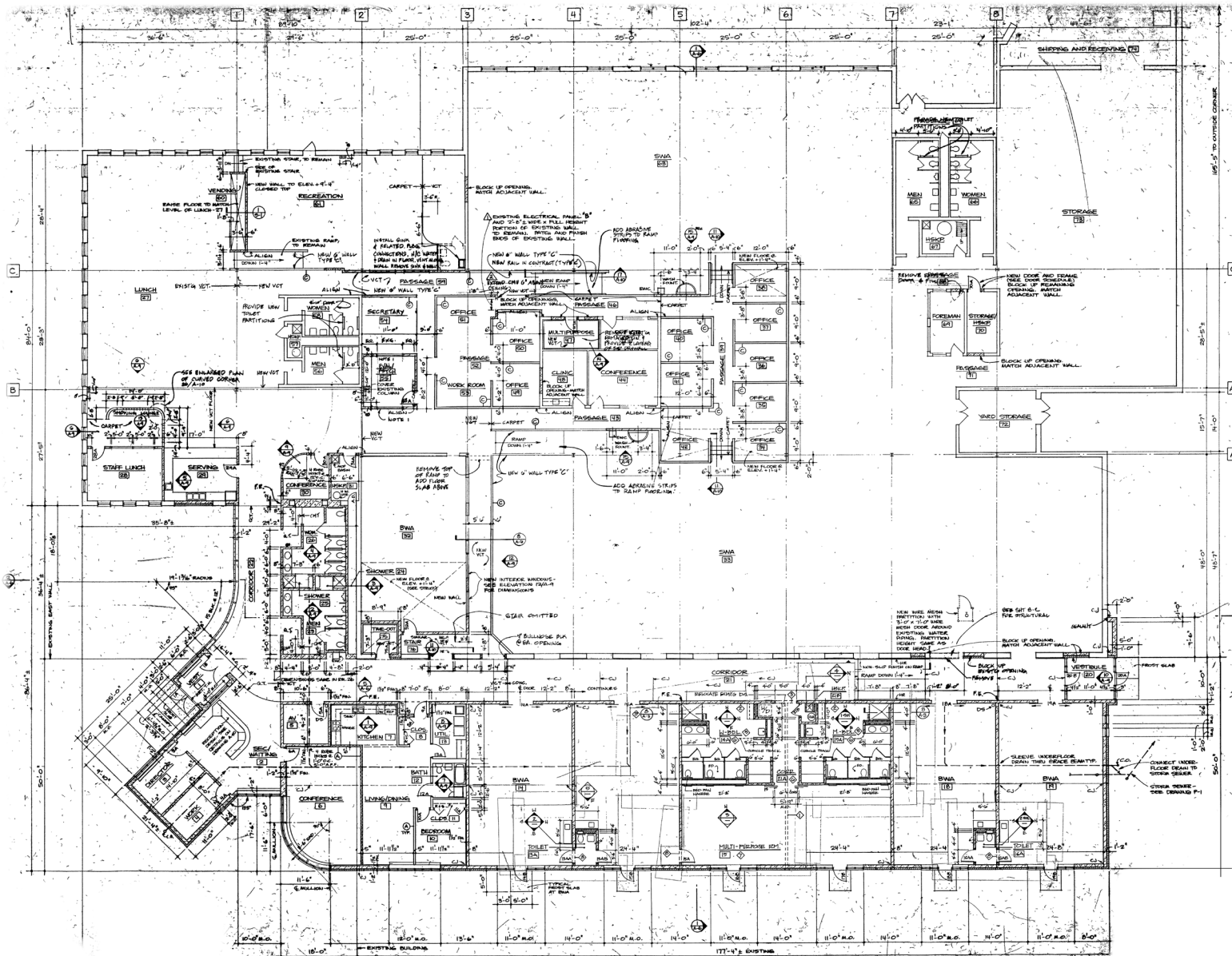
## SITE PLAN



# +/-40,000 SF BUILDING FOR LEASE

Euclid-East Side, OH 44123

FLOOR PLAN



# +/-40,000 SF BUILDING FOR LEASE

Euclid-East Side, OH 44123

MICRO AERIAL

