

Premier Industrial Complex

For Lease | 12117 Bennington Avenue, Cleveland, Ohio 44135



CUSHMAN &
WAKEFIELD

CRESCCO
Real Estate

Quick Stats

Total Space Available	84,106 SF
Office Space	5,281 SF
Clear Height	15' - 18.5'
Docks	Four (4) 9'x10'
Drive-In-Doors	Three (3) 12'x14'; 13'x13'; 14'x14'
Lighting	LED / Fluorescent
Crane	One (1) 3-ton
Power	800A / 480V / 3-Phase
Heat	OHD Gas / Co-Ray Vac

Lease Rate: \$5.15/SF NNN | Estimated NNN = \$0.50/SF

Below Market Operating Expenses





BENNINGTON AVENUE

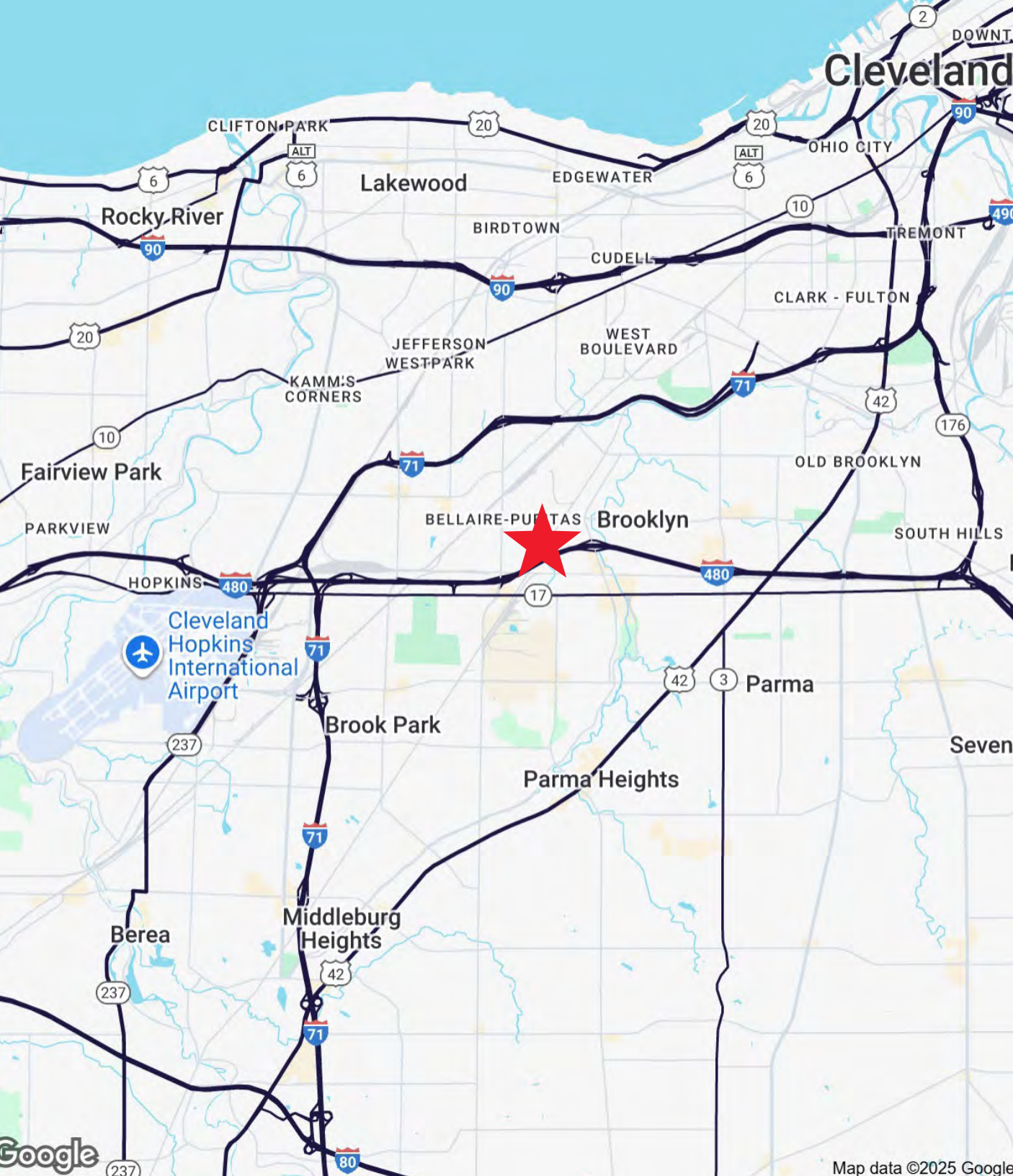
Unit	Total SF	Office SF	Warehouse SF	Docks	Drive-In Doors	Ceiling
1	49,116 SF	2,850 SF	46,266 SF	To suit	Two (2) 13'x13', 14'x14'	17'-18.5'
2	11,425 SF	N/A	11,425 SF	One (1) 9'x10'	N/A	15'
5	20,150 SF	To Suit	20,150 SF	Three (3) 9'x10'	One (1) 12'x14'	17.5'
Second Floor Office	3,415 SF	2,431 SF	984 SF Indoor Parking	N/A	Three (3)	N/A

Interior Photos



12117 Bennington Avenue





**12117 BENNINGTON AVENUE
CLEVELAND, OHIO 44135**

GEORGE J. POFOK, CCIM, SIOR
Principal
gpofok@crescorealestate.com
+1 216 525 1469

JOSEPH V. BARNA, SIOR
Principal
jbarna@crescorealestate.com
+1 216 525 1464

COLE SORENSON
Senior Associate
csorenson@crescorealestate.com
+1 216 525 1470



Cushman & Wakefield | CRESCO
6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.