

EXCLUSIVE OFFERING



INDUSTRIAL & OFFICE INVESTMENT — WILLOUGHBY, OHIO

3950 Ben Hur Avenue

Willoughby, Ohio 44094 · Lake County

21,113 SF
TOTAL BUILDING

3.16 Acres
TOTAL LAND

Warehouse + Office
ASSET TYPE

ASKING PRICE
\$1,595,000



OFFERING SUMMARY

A rare owner-user and value-add asset in Lake County

KW Commercial is pleased to present 3950 Ben Hur Avenue, a 21,113 SF industrial/office building on 3.16 acres in Willoughby, Ohio, outlined in full above. The building splits into 11,747 SF of warehouse and 9,366 SF of partially renovated office space.

The purchase includes the full 3.16-acre parcel: the building, a fenced yard, and a single-family residence — with the warehouse leased month-to-month for in-place income while a new owner plans next steps.

\$1,595,000 ASKING PRICE	21,113 SF TOTAL BUILDING	3.16 AC TOTAL LAND
11,747 SF WAREHOUSE	9,366 SF OFFICE	1965 / '97 / '17 BUILT / RENOVATED



PROPERTY OVERVIEW

Specifications

Address	3950 Ben Hur Ave, Willoughby, OH
Total Building	21,113 SF
Warehouse	11,747 SF
Office	9,366 SF — partially renovated
Private Offices	11, plus men's & women's restrooms
Clear Height	Up to 26' in warehouse
Power	480Y/277V, 3-phase, heavy-duty distribution
Fire Protection	Fully sprinklered, wet system
Land Area	3.16 Acres
Year Built / Renovated	1965 · Renovated 1997 & 2017
Construction	Masonry & steel, flat roof
Included Parcel	Single-family residence

Existing electrical infrastructure appears capable of supporting future utility upgrades, subject to utility and engineering approval.



Investment Highlights

Freeway Access Minutes from SR-2 at Exit 212 (Vine St.) and Exit 213 (Lost Nation Rd.), reaching I-90 and downtown Cleveland.	Renovated Office 9,366 SF of partially renovated office space, ready for an owner-user or further build-out.	Expansion Land 3.16 total acres, including a residential parcel, leaves room to build, expand or redevelop.
Owner-User or Value-Add Flexible for a single user occupying the whole building, or an investor executing a lease-up plan.	Lake County's Hottest Corridor Positioned in Willoughby's booming Vine St. / Lakeland Blvd. industrial and retail corridor.	Income in Place Warehouse leased month-to-month at ~\$2,000/mo, plus 9,366 SF of vacant office upside.

THE MARKET

Willoughby is Lake County's growth corridor

The Vine Street and Lakeland Boulevard corridor running through Willoughby and neighboring Eastlake has become one of Lake County's busiest strips of industrial, retail and service business — from national retailers and restaurants to the industrial parks that line Ben Hur Avenue itself. It's a rare submarket that pairs everyday retail traffic with a deep base of industrial employers.

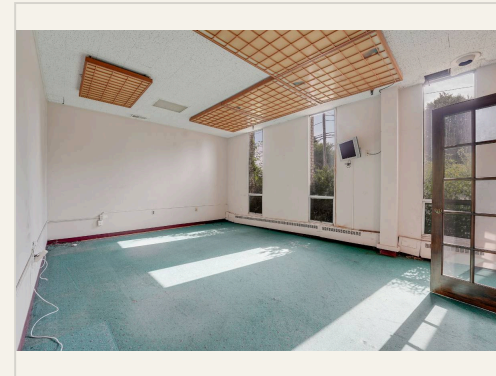
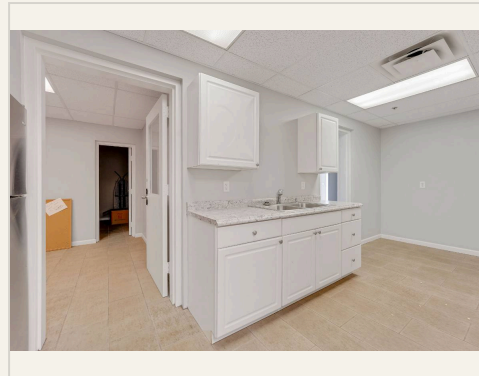
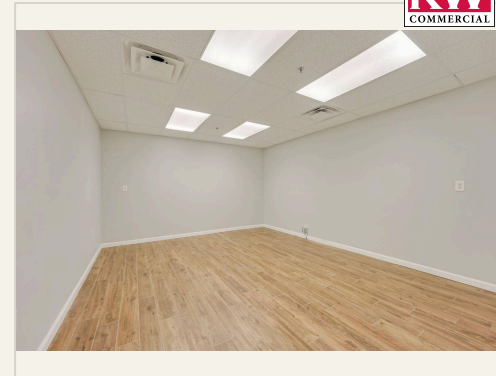
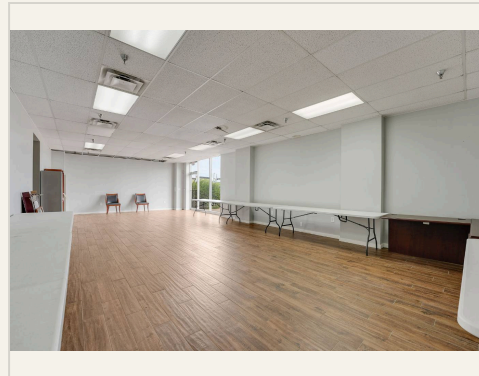
3.0% LAKE COUNTY INDUSTRIAL VACANCY	39M SF LAKE COUNTY INDUSTRIAL BASE	24,000+ WILLOUGHBY RESIDENTS	~25 min TO DOWNTOWN CLEVELAND
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THE OFFICE — 9,366 SF

Move-in ready, room to finish it your way

Portions of the office have already been freshly renovated with new flooring and paint — turn-key for a single tenant, a professional headquarters, or a hybrid owner-user layout alongside the warehouse.

Other suites retain their original character, including wood-trimmed French doors and period detailing — classic charm a new owner could restore alongside the modern build-out.



THE WAREHOUSE — 11,747 SF

Income today, upside tomorrow

Drive-in and dock-served warehouse space, currently occupied on a month-to-month lease generating roughly \$2,000 per month while a new owner determines its long-term use — continue the tenancy, expand it, or reclaim the space for owner occupancy.

~\$2,000/mo

CURRENT WAREHOUSE INCOME

Month-to-Month

LEASE TERM



SITE OVERVIEW

3.16 acres of yard, parking & fenced storage

3.16 AC
TOTAL SITE

Fenced Yard
SECURE OUTDOOR STORAGE

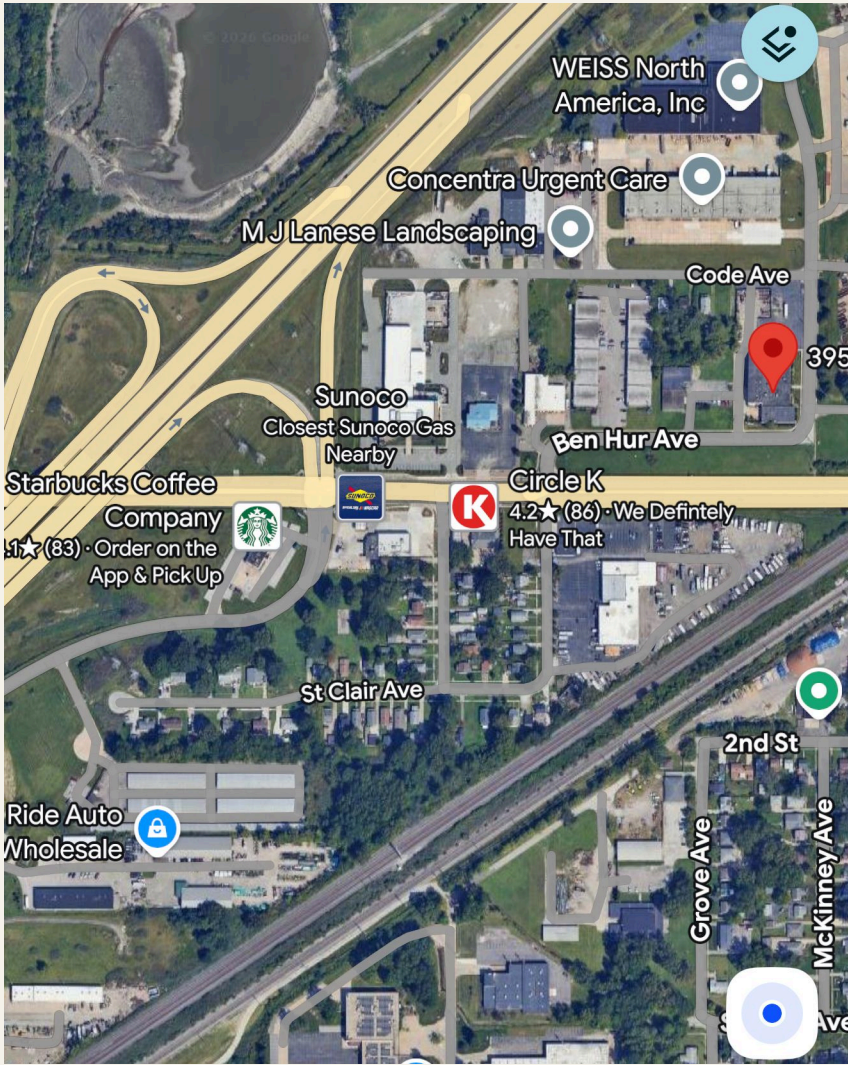
Ample Parking
CARS, TRUCKS & TRAILERS

LOCATION & ACCESS

Two minutes to the freeway

The property sits a short drive from SR-2 (the Lakeland Freeway), with on/off ramps at Vine Street (Exit 212) and Lost Nation Road (Exit 213) — giving tenants and customers immediate access east toward Mentor and Painesville, or west toward Euclid, I-90 and downtown Cleveland.

SR-2 (Vine St. / Lost Nation Rd.)	~2 minutes
Downtown Willoughby	~5 minutes
I-90 / Lake Erie shoreline	~10 minutes
Downtown Cleveland	~25 minutes





LAND & REDEVELOPMENT

3.16 acres, and room to grow

The offering's 3.16 acres include a single-family residence on the parcel, most likely a teardown, that opens up additional land for parking, storage or ground-up construction.

For an owner-user, that's room to expand the warehouse or add fleet parking. For an investor, it's a build-to-suit opportunity on a site that already carries income and sits minutes from SR-2.

Owner-User

EXPANSION UPSIDE

Investor

BUILD-TO-SUIT UPSIDE

A closer look at the site



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