



OVERVIEW

Perfect distribution/warehousing opportunity. Excellent location off St. Clair, and only seconds from I-90. Large open span facility, with an adjacent lot, and is fully fenced in on almost 1 acre of land.

See property highlights for all specs.

PROPERTY HIGHLIGHTS

- Updated Roof
- New Heating System
- 18' Clear Height
- Power - 3 Phase-200 Amps-600 Volt & Single Phase -200 Amps-240 Volts
- 16' interior dock (2 trailers side by side)
- Fully Sprinkled
- 1000 sf office
- 2 Additional Storage Trailers Available

**Sale Price:**

\$499,000

**Lease Rate:**

\$3.00/SF (NNN)

**Building Size:**

19,256 SF

**Lot Size:**

0.85 Acres

**Zoning:**

GI (Gen Industry) B3

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Joe Zumpano

O: 330.940.9360

C: 330.990.0847

jzumpano@hoffleigh.com



FORMER SHAKER PAPER COMPANY

805 E 70 ST, Cleveland, OH 44103



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Joe Zumpano

O: 330.940.9360

C: 330.990.0847

jzumpano@hoffleigh.com



FORMER SHAKER PAPER COMPANY

805 E 70 ST, Cleveland, OH 44103



OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Joe Zumpano

O: 330.940.9360

C: 330.990.0847

jzumpano@hoffleigh.com