

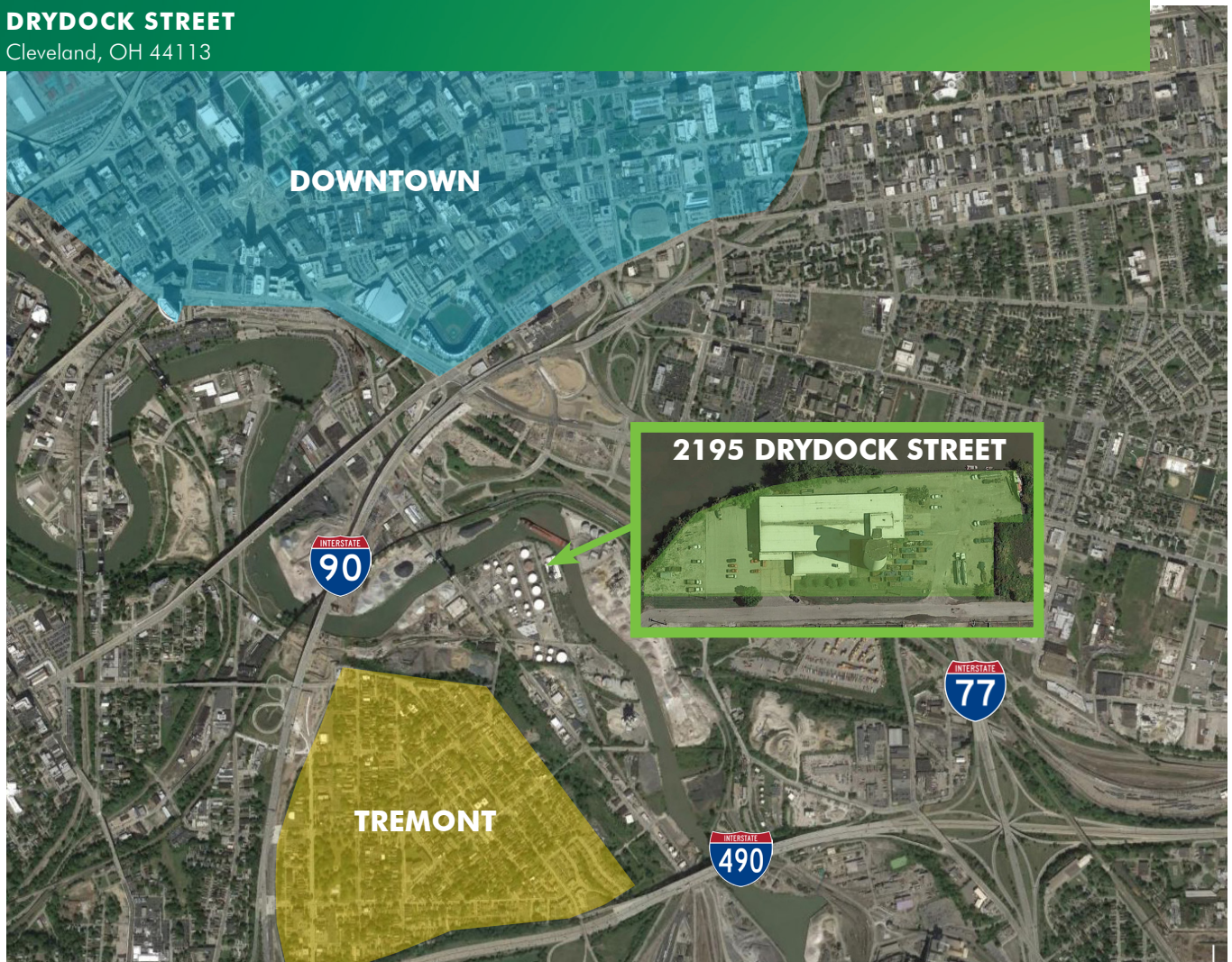
AVAILABLE FOR SALE OR LEASE

33,000 SF/ 3.3 ACRE INDUSTRIAL FACILITY ON THE CUYAHOGA RIVER

2195

DRYDOCK STREET

Cleveland, OH 44113



RARE OWNER OCCUPIED OPPORTUNITY ALONG THE CUYAHOGA RIVER IN THE FLATS

- + TOTAL SF: 33,336 (11,760 SF Office)
- + ACRES: ±3.3
- + FRONTAGE: 800+ feet along Cuyahoga River (West Bank)
- + FOR SALE: \$1.6M

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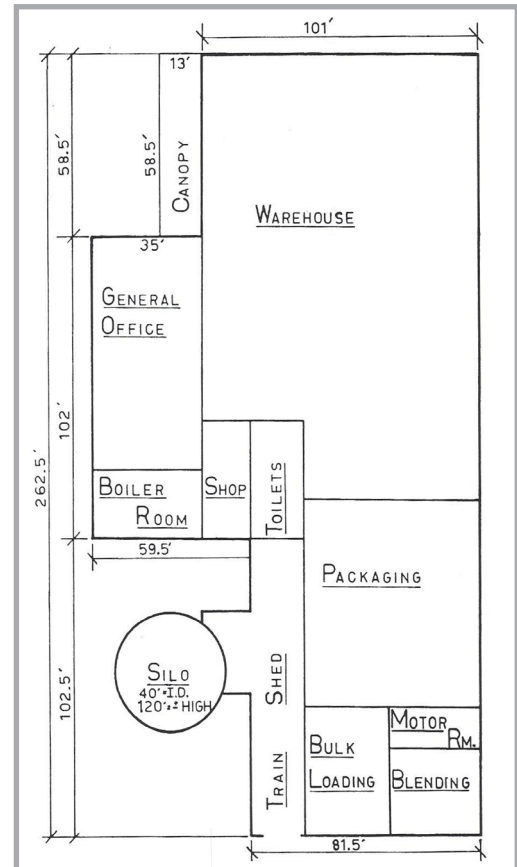
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PROPERTY DETAILS

- + Construction: Masonry
- + Ceiling Height: 18' Clear
- + Truck Doors: (6) 8' x 10'
- + DRIVE-IN DOORS: (2) 12' x 14'
- + RAIL SIDING: Potential with Norfolk & CSX
- + CRANES: (1) 2 Ton 12' Under Hook
(1) 1 Ton 12' Under Hook
- + BAY SIZE: 25' x 40' & 20' x 40'
- + FLOORS: Concrete 6"+
- + SPRINKLER: Partial (wet)
- + HEAT: Forced air HVAC and gas fueled boiler perimeter heat office area
Space heaters in warehouse, co-ra-vac in warehouse
- + Electric Power: CEI - 480/240 Three Phase
- + Parking: Ample fenced and secured parking with ability to expand



CONTACT US

CONOR COAKLEY
+1 216 687 1800
conor.coakley@cbre.com

CBRE, INC.
950 Main Avenue, Suite 200
Cleveland, OH 44113

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