

CRANED FACILITY NEW ON MARKET



13,925 SF For Sale or Lease

Property Specifications

TOTAL SF	13,925 SF
OFFICE SF	1,925 SF
INDUSTRIAL SF	12,000 SF
LAND	0.65 acres
CONSTRUCTED	1952
REFURBISHED	2012
CONSTRUCTION	Brick / Block / Metal
CEILING HEIGHT	13' 6"
DRIVE-IN DOORS	One (1) 12' x 12'
SPRINKLER	Yes
LIGHTING	Fluorescent / Metal Halide
HEAT	HVAC
AIR-CONDITIONING	Office
ROOF	EPDM - 2012
CRANE	Three (3) 2-ton; 11' hook ht.
POWER	400A / 480V / 3P
ASKING SALE PRICE	\$445,600.00
LEASE RATE	Negotiable

Property Highlights

- 13,140 SF of warehouse / shop space with 1,925 SF of office space.
- Warehouse / shop totals approximately 12,000 SF with 3 cranes.
- Location is close to I-90 and all major Cleveland arteries.
- Masonry-metal building with yard.
- Approved for wholesale, distribution, warehouse services, storage, etc.
- Two (2) drive-in doors can be converted back to dock doors.
- Possible retail or research conversion.

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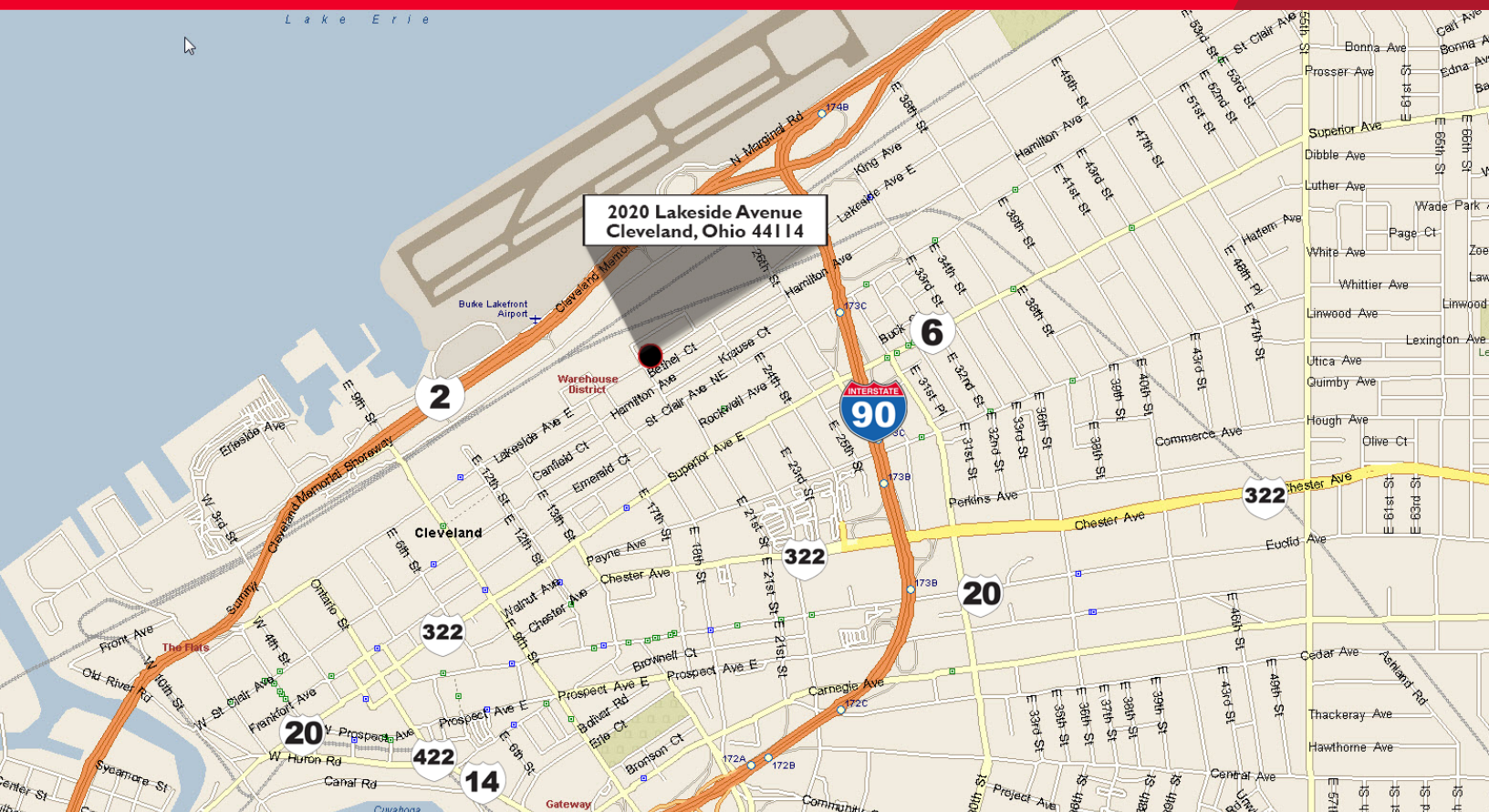
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3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
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FOR SALE | LEASE

Castle HVAC
2020 Lakeside Avenue
Cleveland, Ohio 44114



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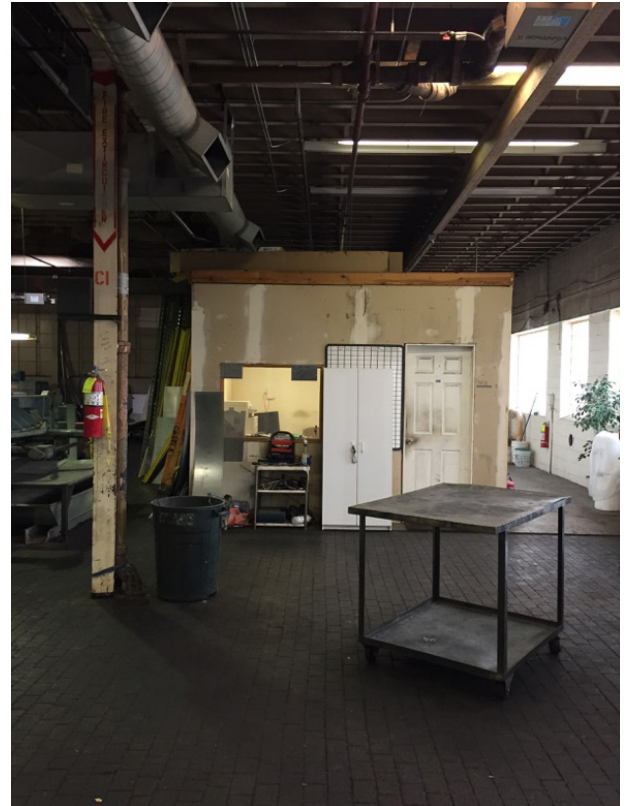
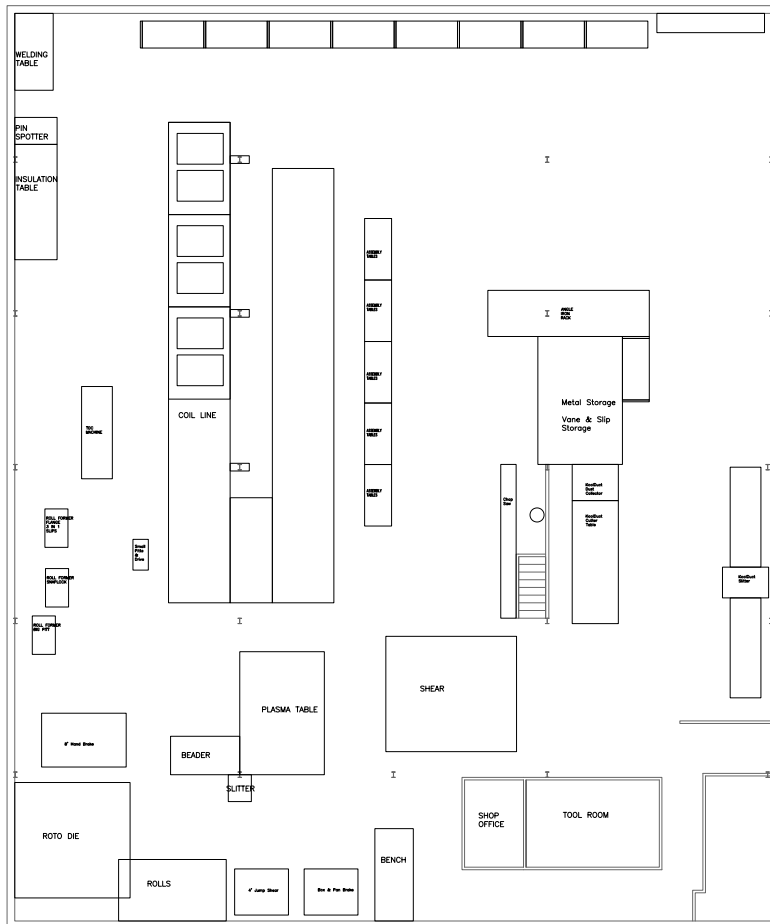
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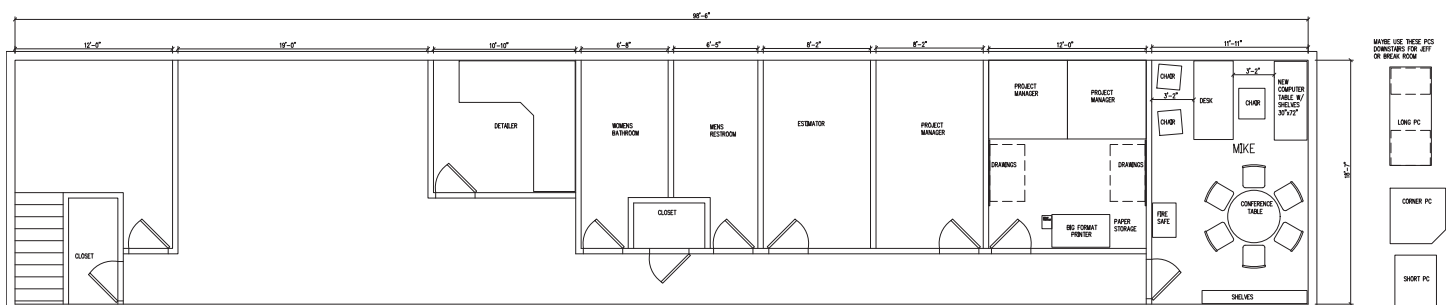
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Floor Plan - First Floor



Floor Plan - Second Floor



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Photos



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