

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. The building splits into 11,747 SF of warehouse and 9,366 SF of partially renovated office space.

The warehouse is currently leased month-to-month, generating in-place income while a new owner plans next steps. The office suites offer flexible space for an owner-user, and the site's freeway-adjacent location gives it exceptional reach across Lake County and Greater Cleveland.

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



Investment Highlights

Freeway Access Minutes from SR-2 at Exit 212 (Vine St.) and Exit 213 (Lost Nation Rd.), with direct reach to I-90 and downtown Cleveland.	Income in Place The warehouse is leased month-to-month, delivering carrying-cost income while a buyer plans ownership.	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.



PROPERTY OVERVIEW

Specifications

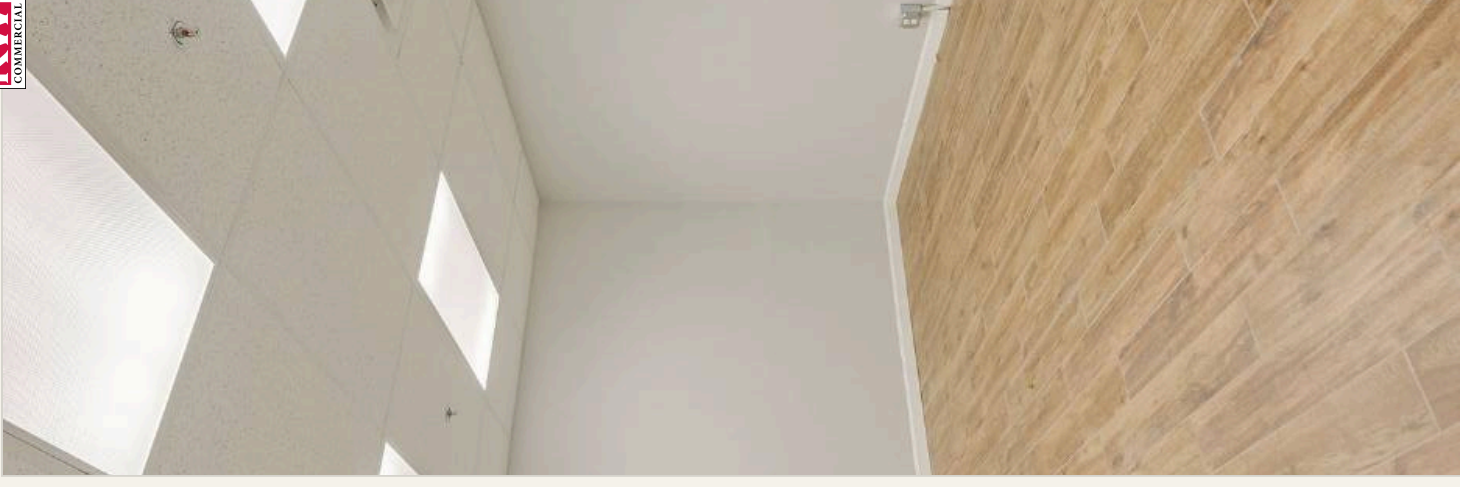
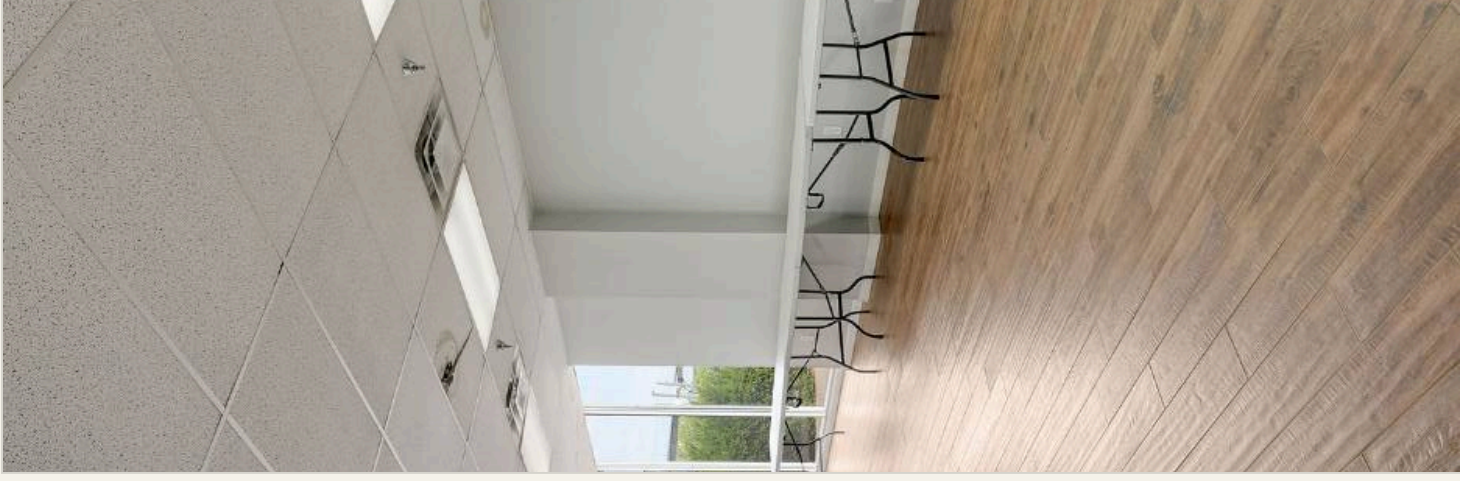
Address	3950 Ben Hur Ave, Willoughby, OH
Total Building	21,113 SF
Warehouse	11,747 SF
Office	9,366 SF — partially renovated
Private Offices	11, plus men's & women's restrooms
Clear Height	Up to 26' in warehouse
Power	480Y/277V, 3-phase, heavy-duty distribution
Fire Protection	Fully sprinklered, wet system
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.

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.





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

Fenced Yard

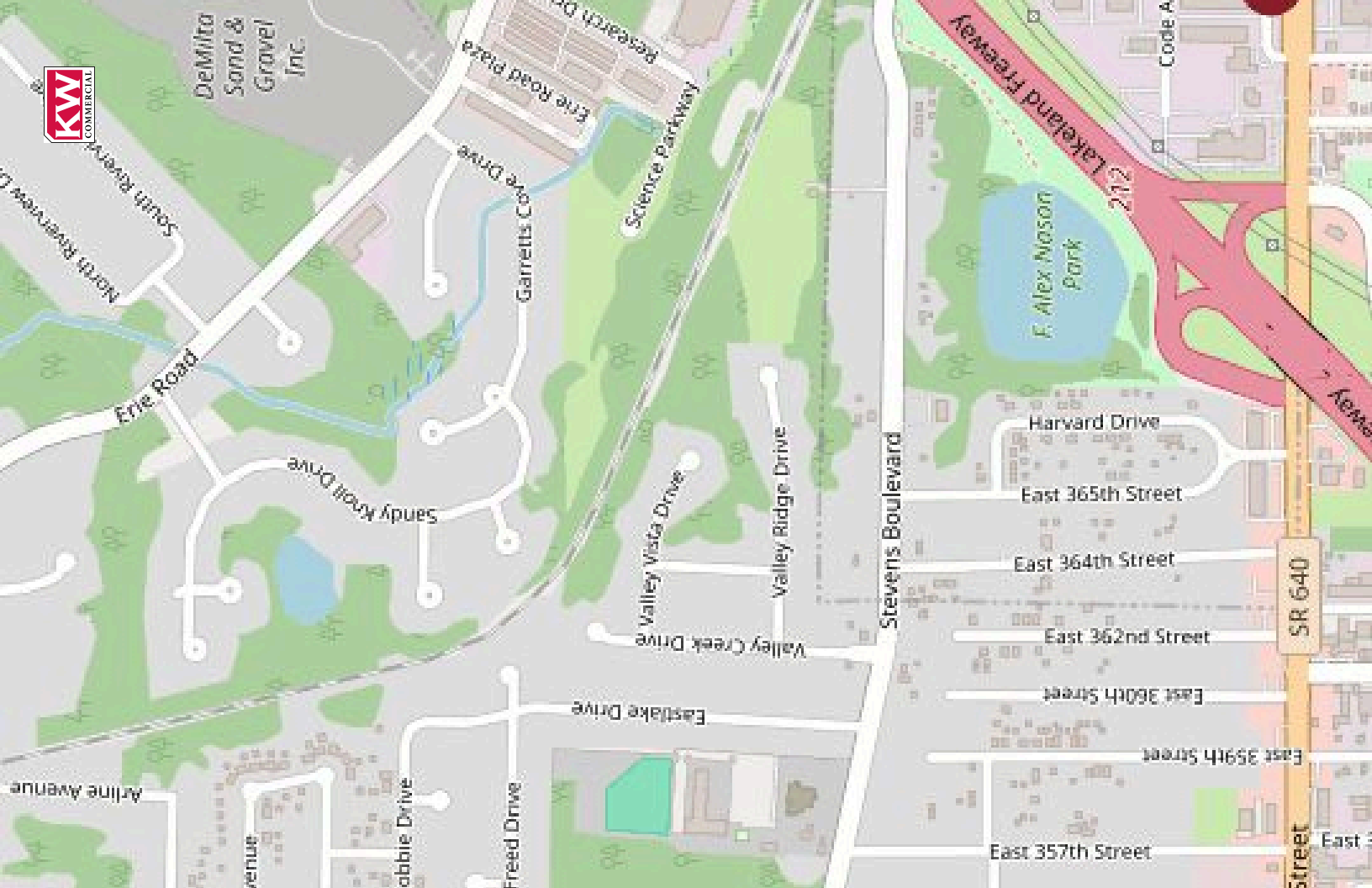
TOTAL SITE

Ample Parking

CARS, TRUCKS & TRAILERS

SECURE OUTDOOR STORAGE





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

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

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.

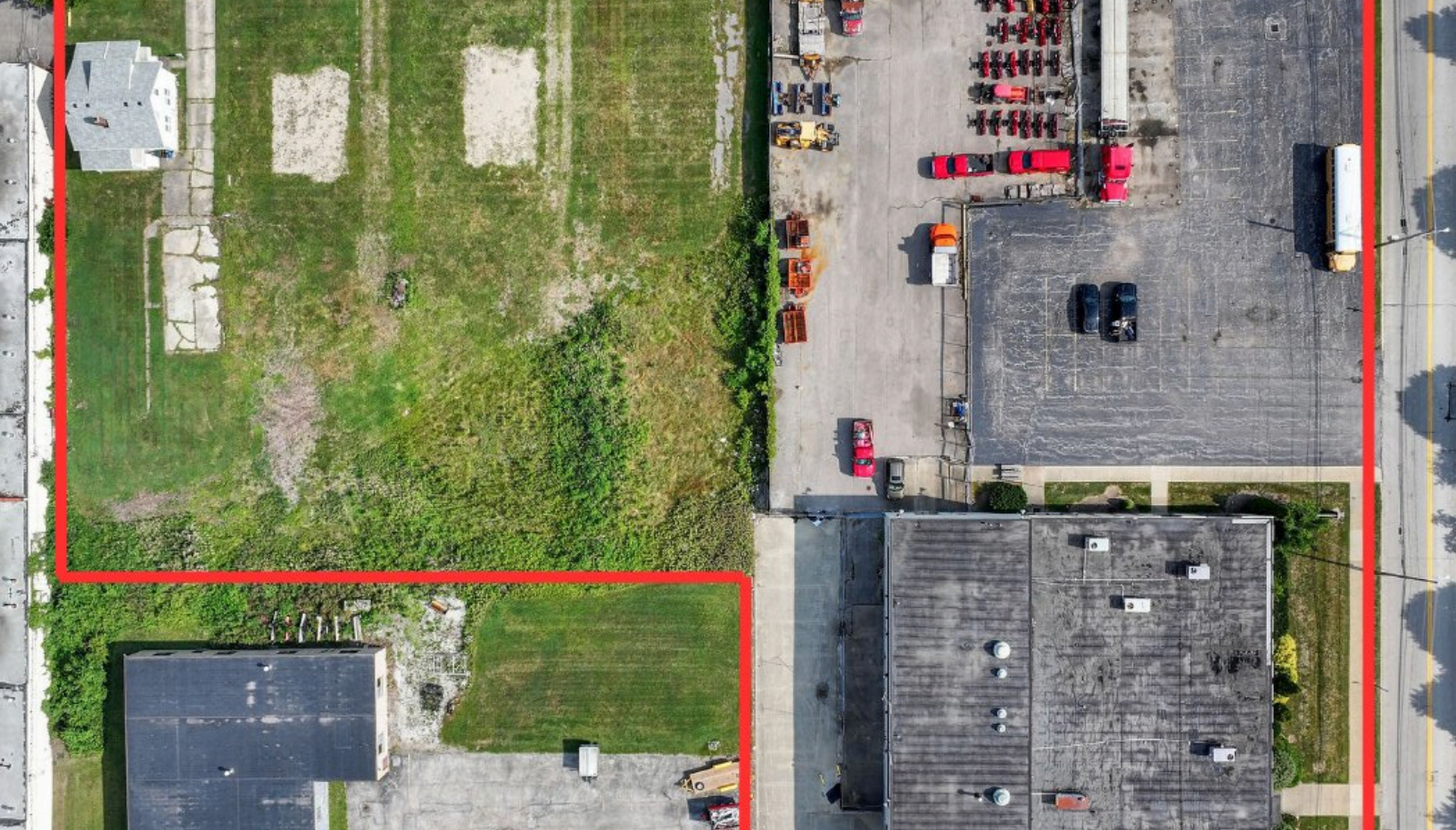
For an owner-user, that's room to expand the warehouse or add fleet parking. For an investor, it's a build-to-suit opportunity on a site that already carries income and sits minutes from SR-2.

Owner-User

EXPANSION UPSIDE

Investor

BUILD-TO-SUIT UPSIDE

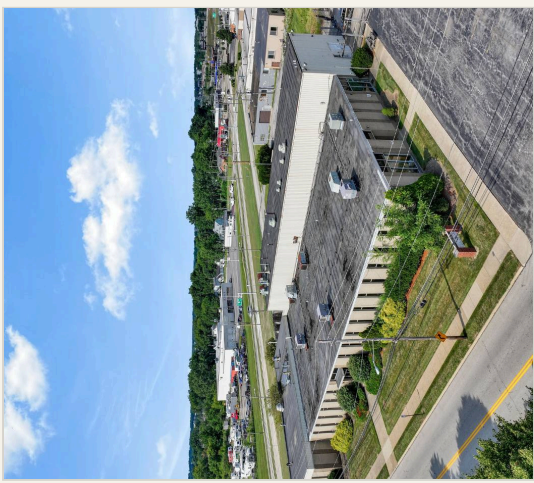
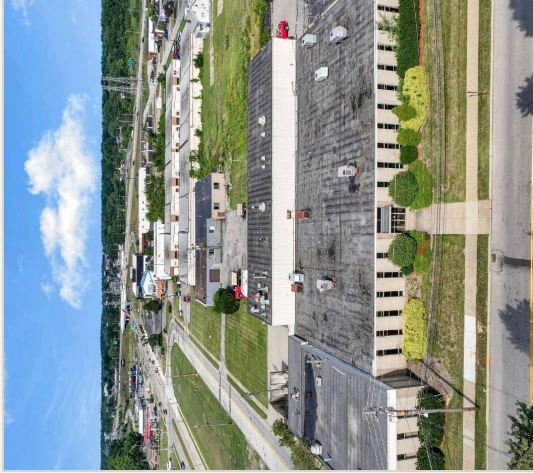
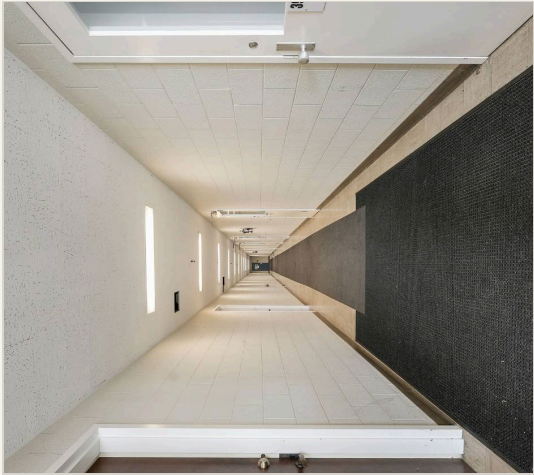
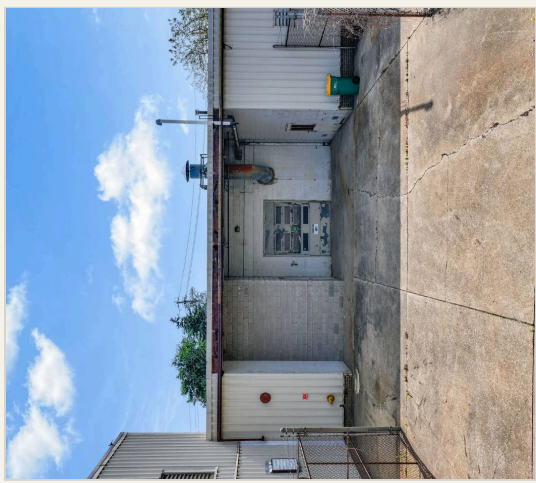
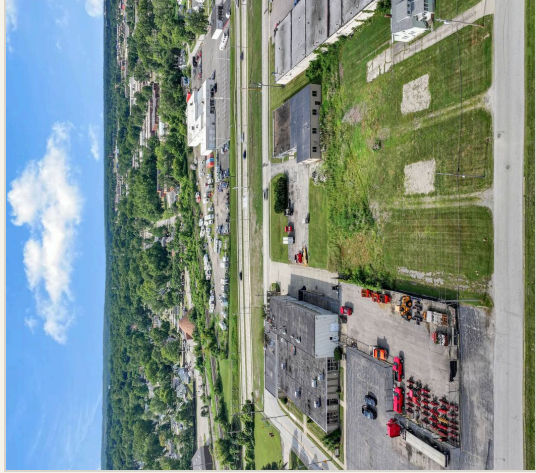




A flexible mix of income and vacancy

Warehouse — 11,747 SF Occupied on a month-to-month lease at roughly \$2,000 per month. No long-term encumbrance — a buyer can continue the tenancy, renegotiate, or reclaim the space.	Office — 9,366 SF Partially renovated and vacant, ready for an owner-user headquarters or lease-up to a single or multi-tenant roster.
~\$2,000/mo IN-PLACE INCOME	Month-to-Month WAREHOUSE LEASE TERM
	9,366 SF VACANT OFFICE UPSIDE

A closer look at the site



CONFIDENTIALITY & DISCLAIMER



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