



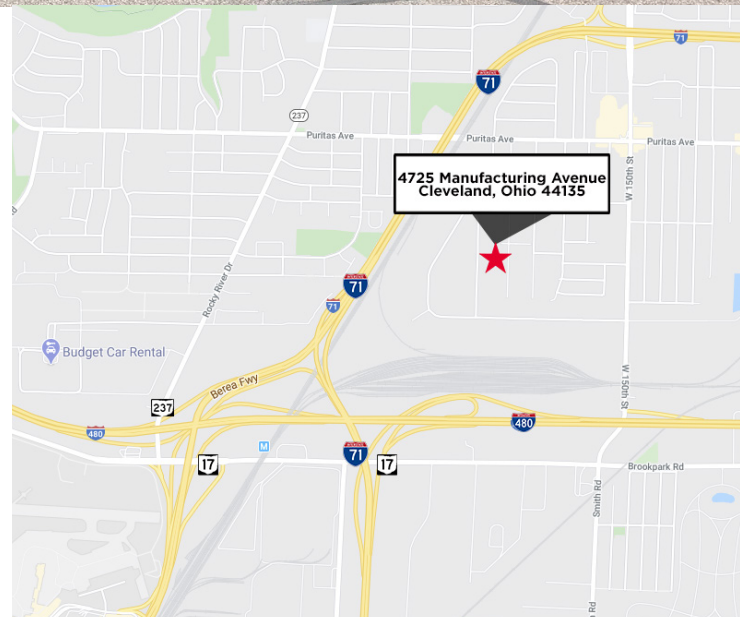
FOR SALE

4725 Manufacturing Avenue
Cleveland, Ohio 44135



Property Highlights

- Great location for easy highway access
- 15-1/2' to 18-1/2' clear height
- Front loading dock and rear loading dock
- Possible multi-tenant building
- 3 phase and single phase available



BRIAN SMITH

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Aerial / Location Map



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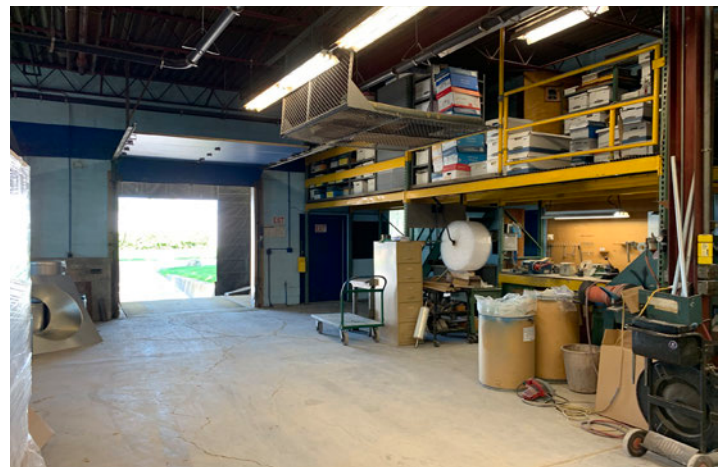
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FOR SALE

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County:	Cuyahoga
Market:	NW-Z1
Sub Market:	Westpark/Cleveland West Area
Land Size (Acres)	1.14 Acres
Lot Dimensions (LxW):	330 x 150
Available SF:	25,140 SF
Building SF:	25,140 SF
Industrial SF:	24,100 SF
Office SF:	1,040 SF

General Listing/Transaction Information

Asking Price:	\$960,000.00 \$38.19 Per SF
Transaction Type:	Sale

Parking

# Spaces:	20
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Loading & Doors

# Ext. Docks:	3
# GL/DID:	1
GL/DID Dim. (H x W)	15 x 14
Total Doors:	1

Contacts

Listing Broker(s)	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Warehouse
Floors:	1
Building Dimensions (LxW):	232 x 90
Year Built:	1697
Year Refurbished	1974
# Buildings:	1
ConstructionType:	Masonry
Exterior Type:	Brick
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	T-8
Sprinkler:	No
Restroom:	3
Heat:	Gas/Radiant Tube
AC:	Office
Handicapped Accessible (ADA):	No

Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City
Power:	480 1000 a 3 and 1 p

Site

Land SF:	49,658 SF
Parcel Number:	028-26-064 and 028-26-065
Zoning:	GI

Crane

Comments

Listing Comments: Great location for easy highway access. 15-1/2 to 18-1/2 clear height. Front loading dock and rear loading dock - possible multi-tenant building. Three (3) phase and single phase both available.

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