

# FOR SALE OR LEASE

## 13225 Lakewood Heights Boulevard

Cleveland, Ohio 44107



## Property Specifications

TOTAL SF	34,106 SF	CRANES	Two (2) 15 ton, pendant operated (18' under hook)
APPROX. OFFICE SF	2,590 SF	LIGHTING	T-8
APPROX. SHOP SF	17,215 SF	HEAT	Overhead gas unit
APPROX. CRANE AREA SF	14,301 SF	AIR-CONDITIONING	Office
LAND	1.426 acres	POWER	800A / 480V / 3P
CEILING HEIGHT	12' / 16' / 26'	ZONING	Industrial & General Industrial
DRIVE-IN DOORS	Four (4)	ASKING SALE PRICE	\$1,050,000.00
DOCKS	Three (3)	LEASE RATE	\$4.50/SF GROSS

**KEVIN M. KELLY**  
Principal  
216.525.1480  
kkelly@crescorealestate.com



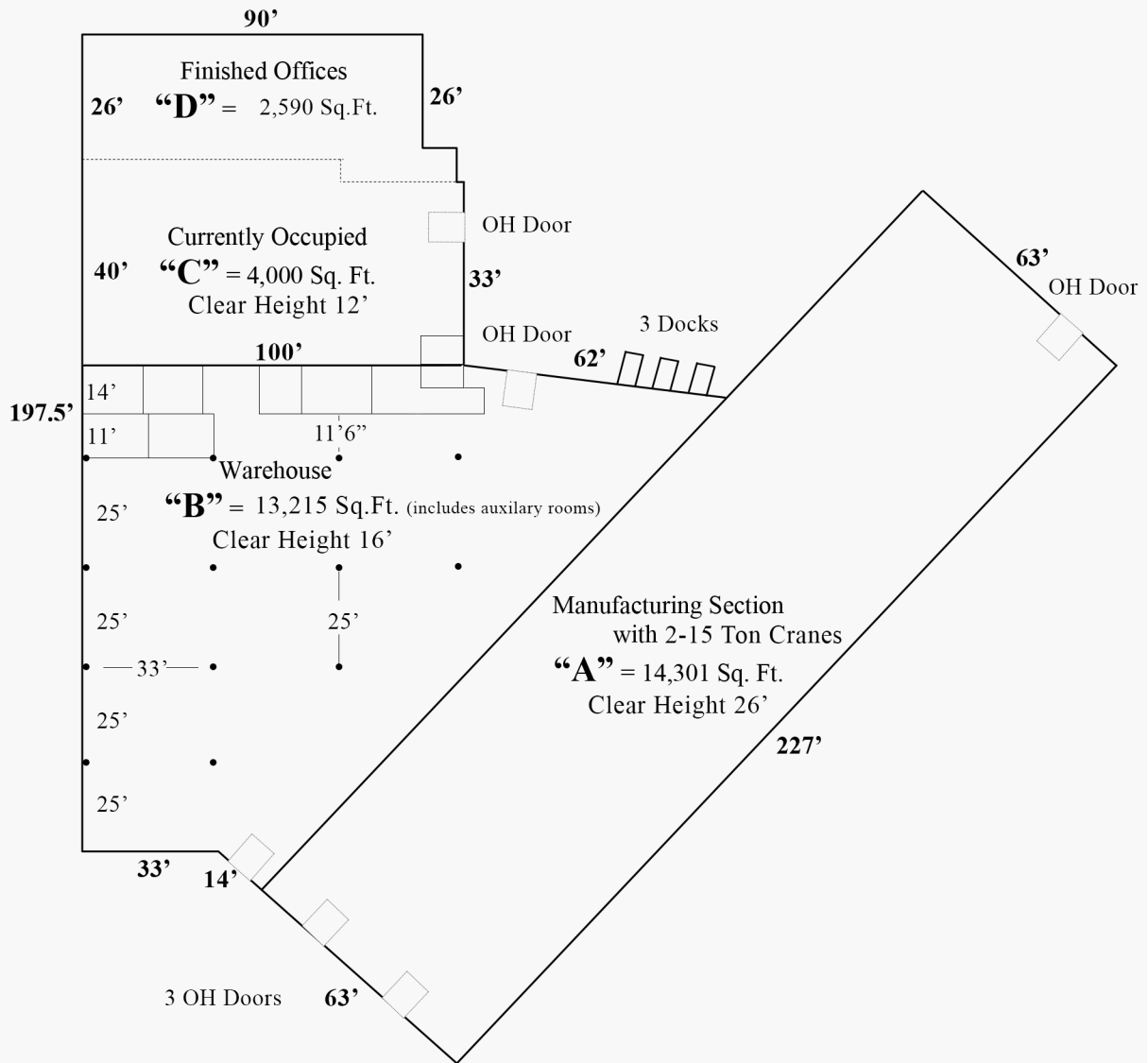
3 Summit Park Drive, Suite 200  
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\* Drawing not to scale - square footages estimated

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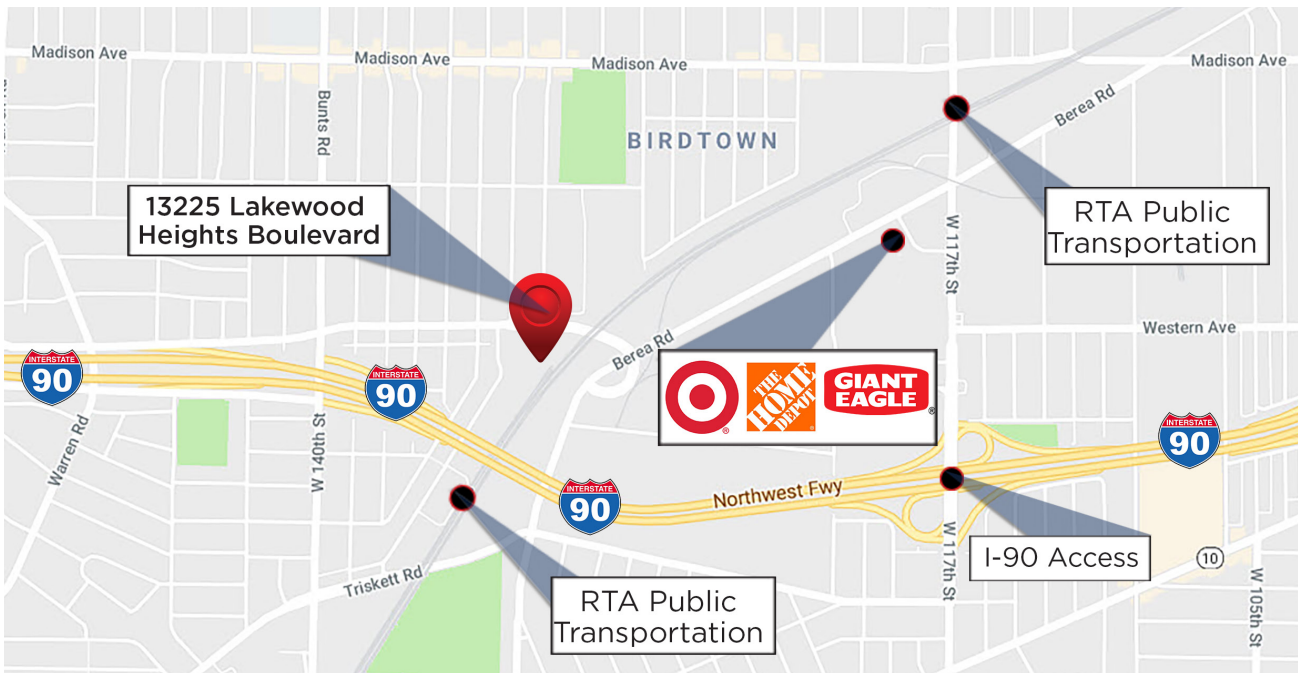
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