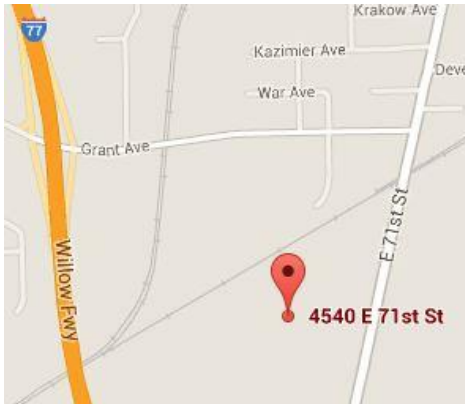




Pinnacle Real Estate Services, LLC

**4540 E. 71<sup>st</sup> Street  
Cuyahoga Hts., Ohio 44105**

**FOR SALE**



### **PROPERTY FEATURES**

- Two building complex – sits on seven (7) acres of land
- Large yard available for storage or future expansion
- Excellent highway accessibility
- New windows and roof recently installed
- Asking price \$1,500,000
- Building 1 – 18,000 SF total – 13,200 SF warehouse and 4,800 SF office, with **two (2) 3-ton cranes**, one (1) dock, and one (1) drive-in door - **Currently Leased**
- Building 2 – 6,000 SF warehouse with two (2) drive-in doors - **Month to Month Tenant**

### **CONTACT**

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