



FOR SALE OR LEASE

**4711 Pershing Avenue
Cleveland, Ohio 44127**



JASON LAVER, SIOR

Senior Vice President
216.525.1489

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RICO A. PIETRO, SIOR

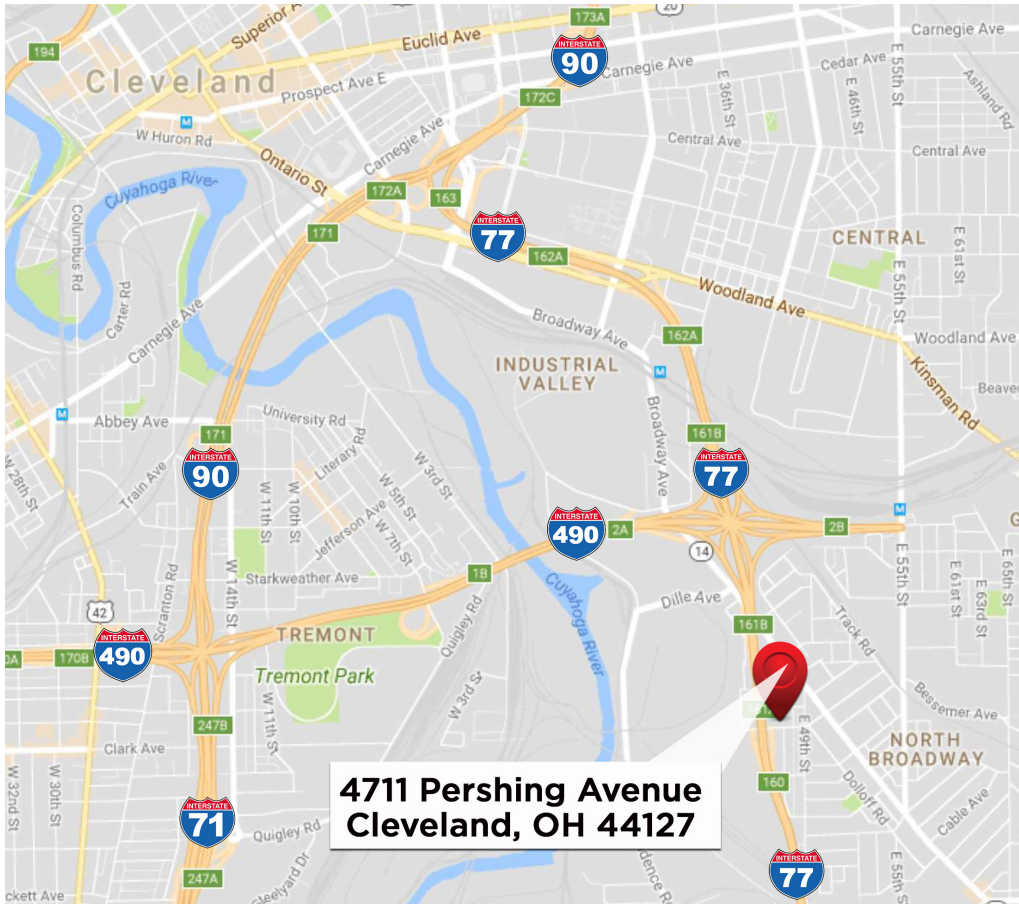
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3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
Main 216.520.1200 • Fax 216.520.1828
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Property Highlights

Year Built:	1996
Building Size:	12,460 SF Total 10,260 SF Warehouse 2,200 SF Office
Site Area:	0.69 Acres
Construction Type:	Brick
Clear Height:	14'
Loading:	1 Dock & 1 drive-in door
Power:	480 Amps, 200V, 3 Phase
Parking:	15 parking spaces with expansion option

- Excellent access to I-77
- Monument signage option with highway visibility
- 3 miles to downtown Cleveland
- For Sale at \$625,000.00
- For Lease at \$6,000.00/month NNN

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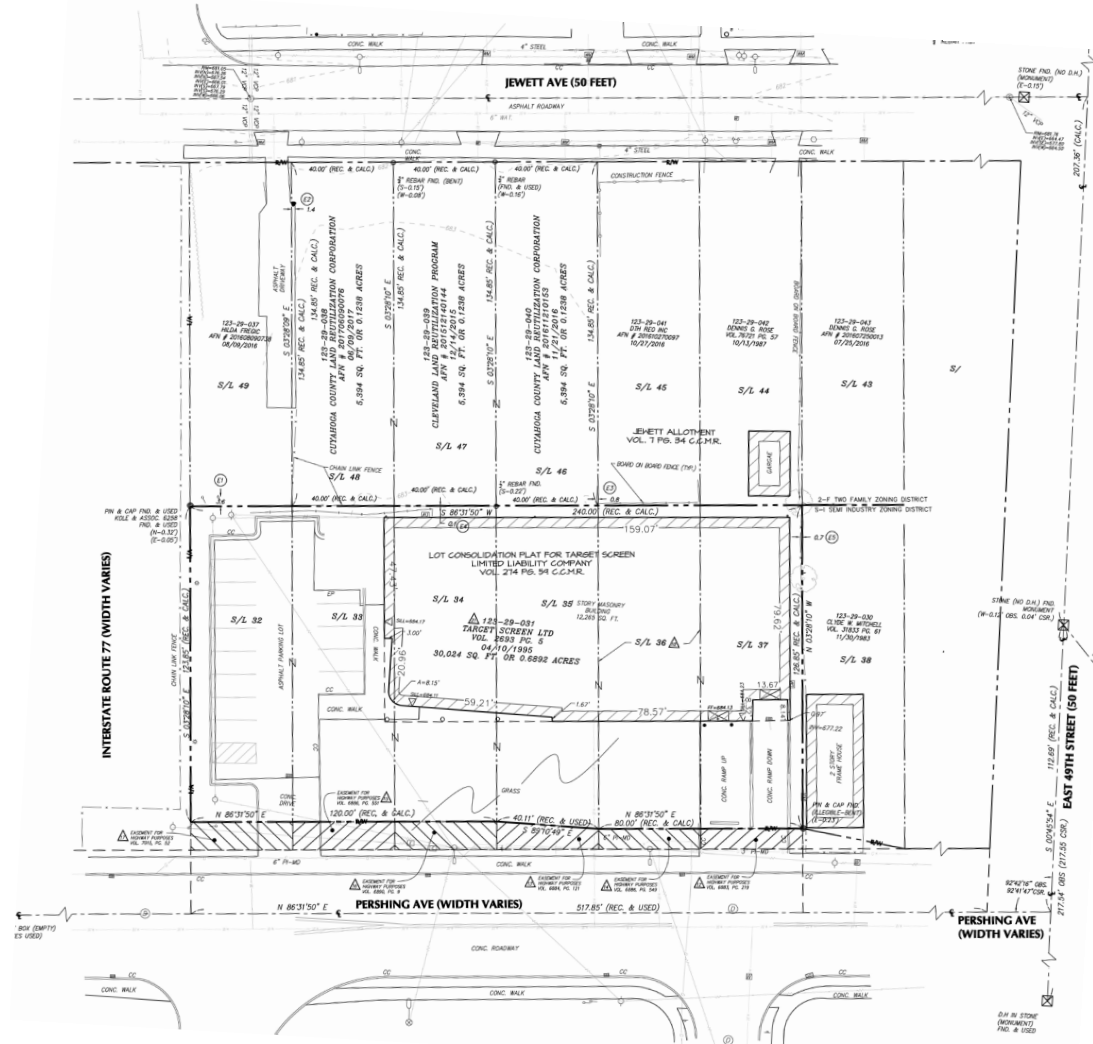
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Site Plan



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