

23300 Lakeland Boulevard

11,750± SF Industrial Building For Sale

Euclid, Ohio 44132 (Cuyahoga County)

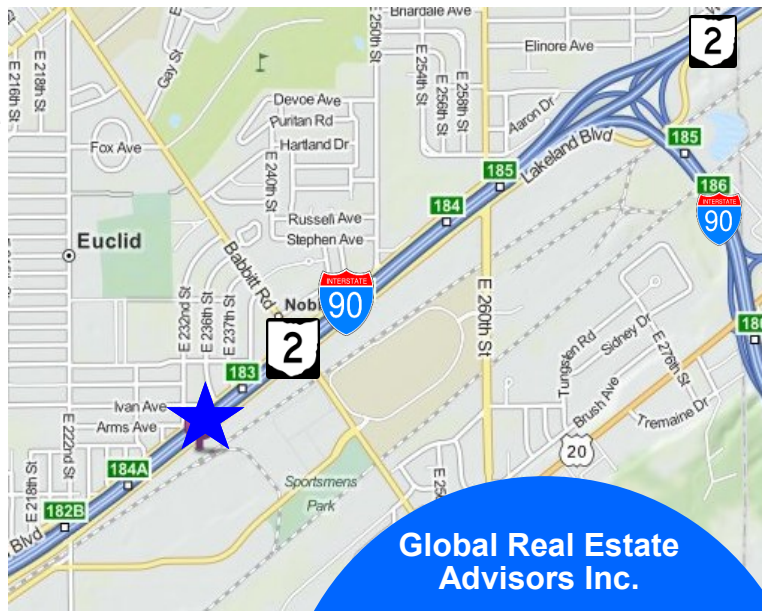
**Sale Priced
at
\$495,000**



23300 Lakeland Boulevard, Euclid, Ohio 44132

Property Features:

- 11,750+ SF Total Building
- 5,500± SF (Front Building):
 - \$3,250.00 Monthly Gross Income-3 Year Lease
 - Three (3) 10' x 10' Overhead Doors
 - One (1) 10' x 14' Overhead Doors
 - Three (3) Lifts and One (1) Truck Lift
 - Air Lines with Compressor
 - Floor Drains
- 6,250± SF (Back Building)
 - One (1) 10' x 14' Overhead Doors
 - Radiant Tube Heat
 - Fluorescent Lights
 - 2-Ton Crane
- 0.50± Acre Lot
- Zoned General Industrial
- 14' Clear Ceiling Height
- 200 AMP 220 V 3 Phase Power Throughout
- Ample Parking
- Terrific Access and Visibility to SR 2 and I-90
- Exposure to More than 100,000 Vehicles per Day



**Global Real Estate
Advisors Inc.**

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Lifts - Air Lines with Compressor



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Floor Drains - Radiant Tube Heat - Fluorescent Lights - 2 Ton Crane



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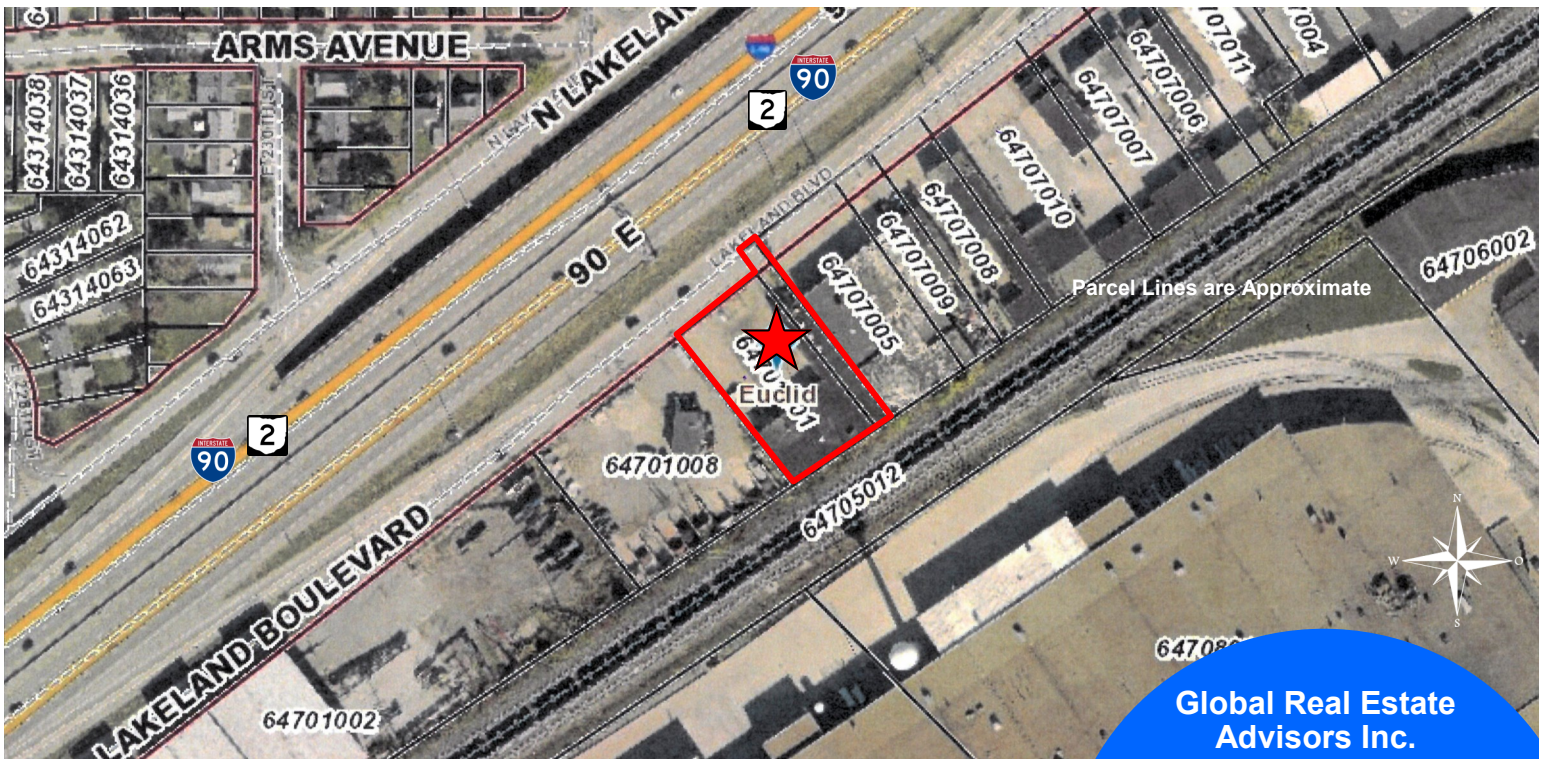
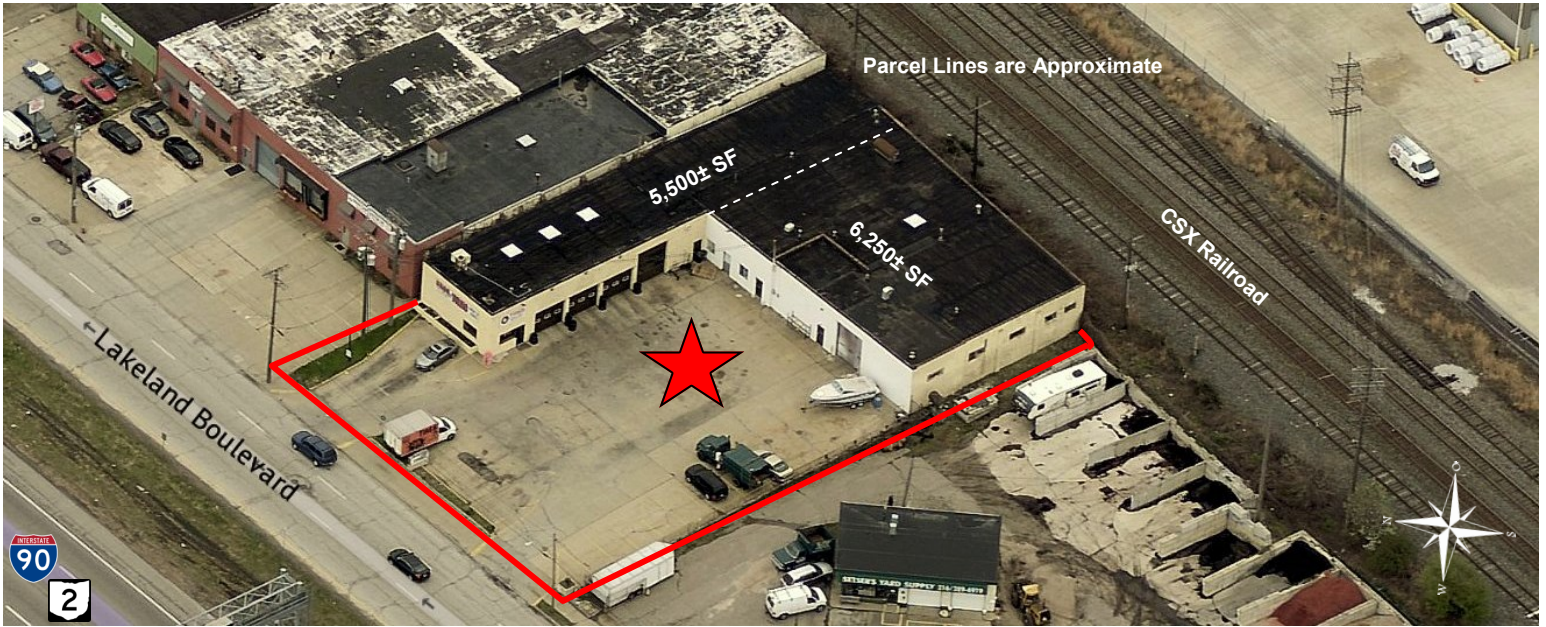
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