

FREESTANDING WAREHOUSE

**PRICE
REDUCED**

Property Specifications

TOTAL SF	13,695 SF
1ST FLOOR	1,115 SF
2ND FLOOR	1,575 SF
OFFICE SF	2,730 SF
WAREHOUSE SF	10,965 SF
LAND	0.72 acres
CONSTRUCTED	1965
CONSTRUCTION	Brick / Block
CEILING HEIGHT	14' 5" - 15'
DOCKS	Two (2) - 12' x 16'
LIGHTING	Fluorescent
HEAT	Overhead Gas
AIR-CONDITIONING	Office
ROOF	Flat
PARKING	Twenty (20) Additional parking can be added



Property Highlights

- Centrally located freestanding industrial building.
- One (1) interior dock / drive-in.
- One (1) exterior dock (12' x 16')

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Joseph V. Barna, SIOR

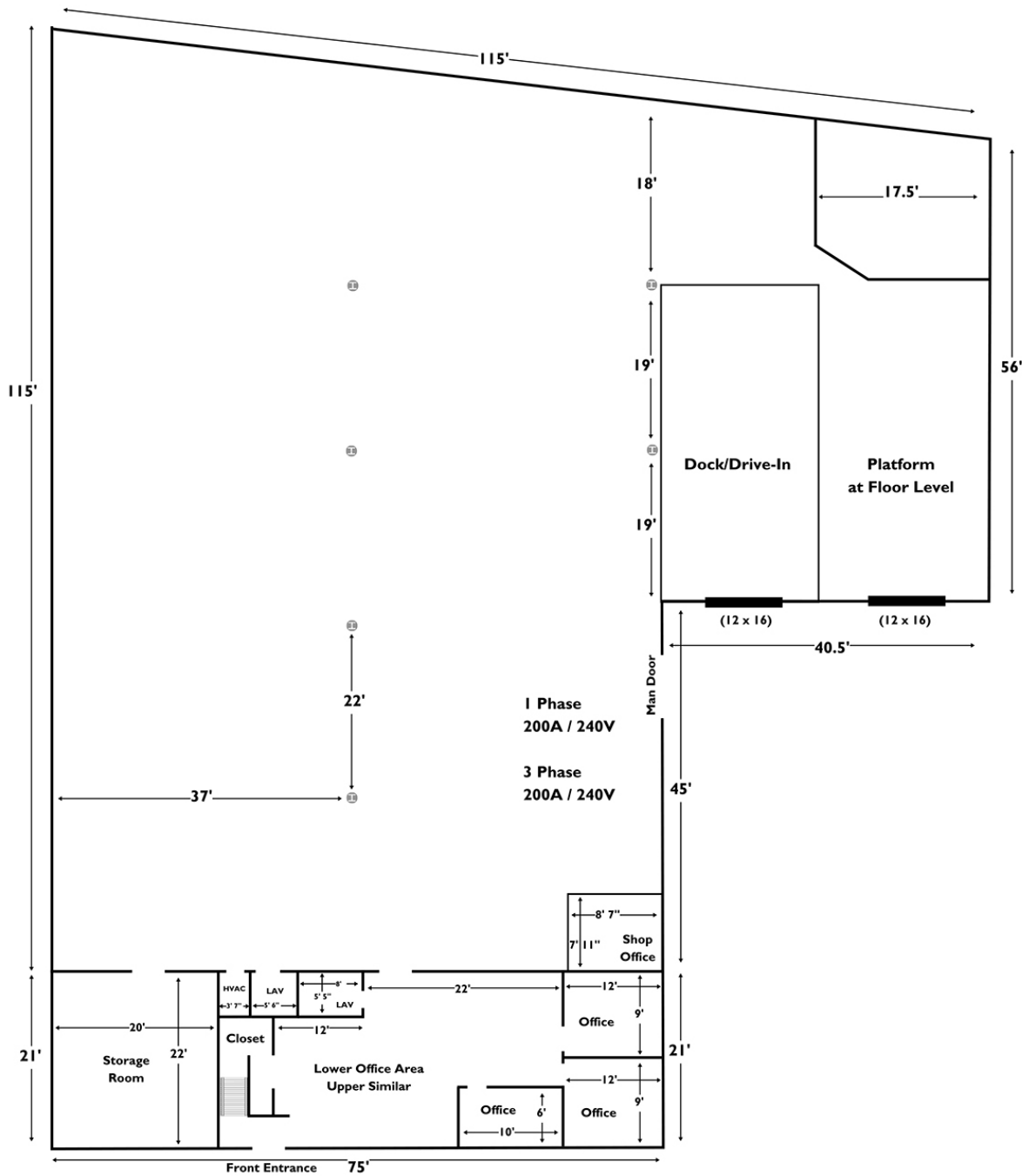
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Floor Plan

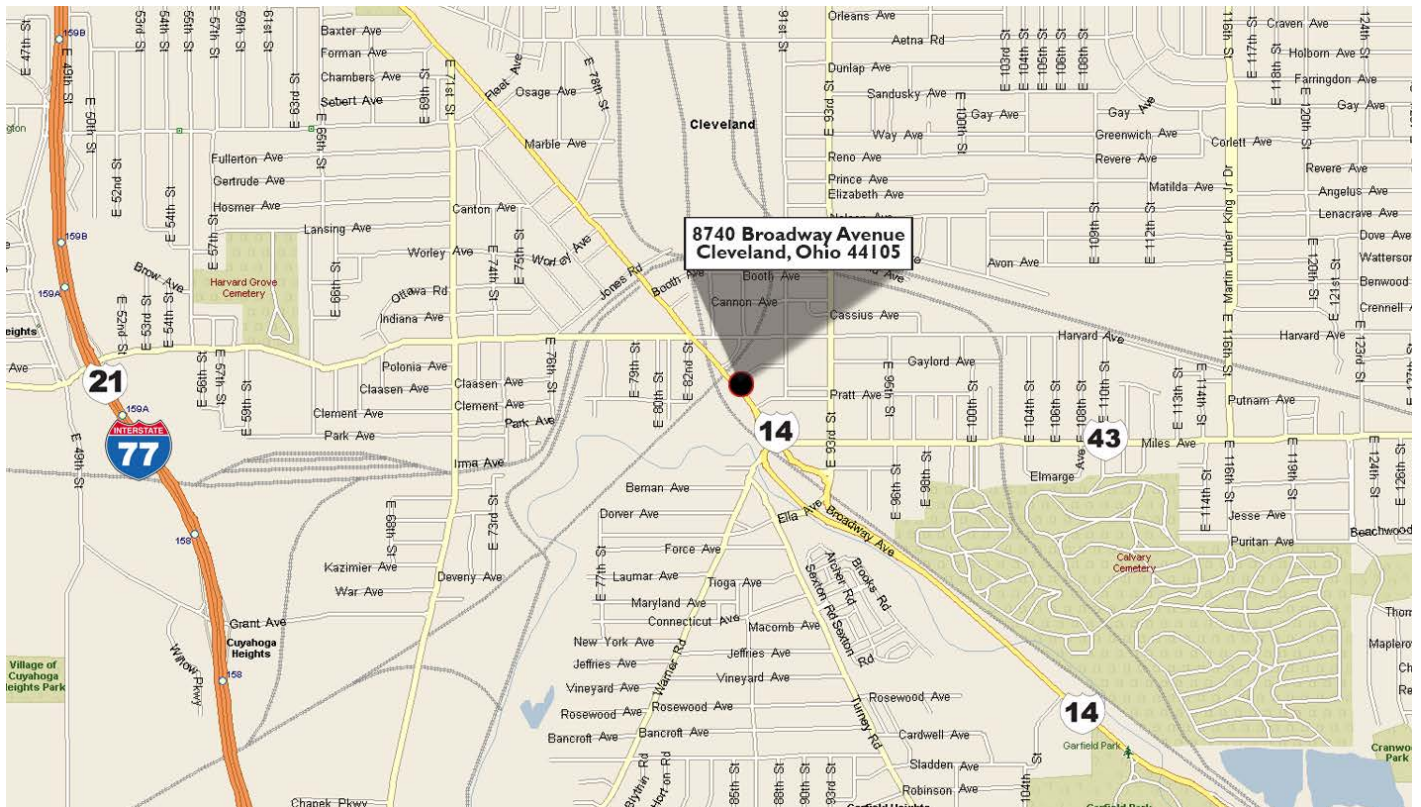
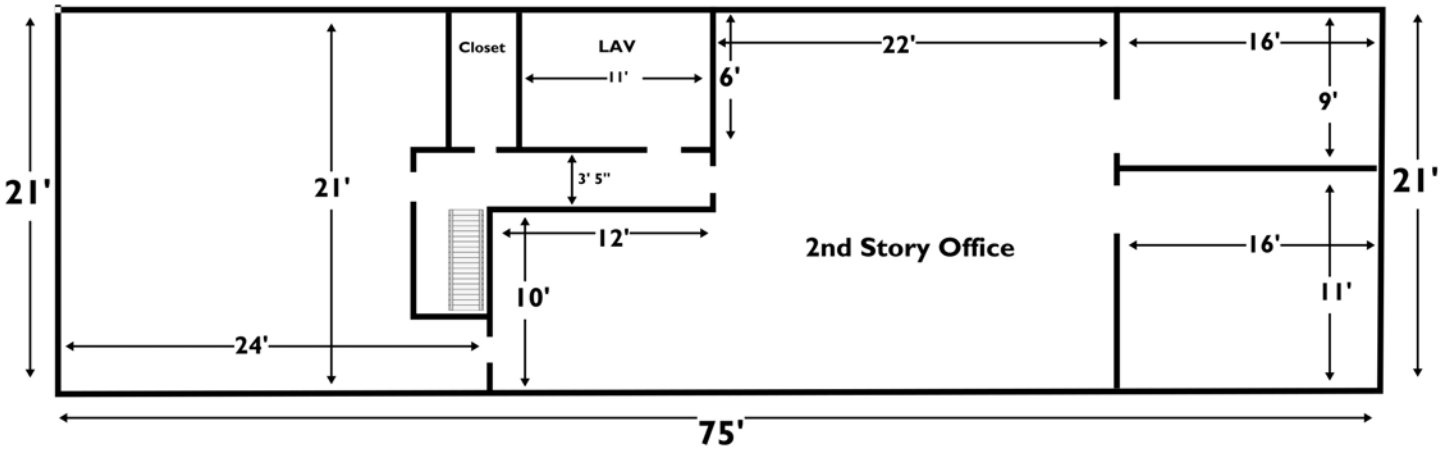


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Floor Plans and Map



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Profile 1 of 1

Summary (28663)



8740 BROADWAY AVE 8740 Broadway Ave. Cleveland, OH 44105

Business Park: INTERIOR PRODUCTS COMPLEX
County: Cuyahoga
Market: SO-Z1
Sub Market: I-480/I-77 Corridor/South to Sprague Rd

Building

Construction Status: Existing
Primary Use: Industrial
Multi-Tenant: Single-Tenant
Year Built: 1965
Buildings: 1
ConstructionType: Brick/Block
Roof Type: Flat
Roof Age: 2009
Deck Type: Metal
Lighting Type: Fluorescent
Sprinkler: No
Heat: Overhead Gas
AC: Office
Ceiling Ht: 14' 5" (Min)

Utilities

Water: City
Sewer: City
Utilities Comments: Power:
 200A / 240V / 3P
 200A / 240V / 1P

Site

Land SF: 31,363 SF
Parcel Number: 134-06-027
Zoning: Industrial

Crane

Cranes: 0
Capacity Tons (Min) 0
Capacity Tons (Max) 0

Land Size (Acres) 0.72 Acres
Available SF: 13,695 SF
Building SF: 13,695 SF
Industrial SF: 10,965 SF
Office SF: 2,730 SF

General Listing/Transaction Information

Asking Price: \$275,000.00
 \$20.08 Per SF
Asking Rate: \$3.00 NNN
Transaction Type: Lease/Sale

Parking

Spaces: 20
Parking Comments: Additional parking can be added.

Loading & Doors

#DH/Truck-level Doors: 2
Total Doors: 2

Contacts

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Comments

Listing Comments: Centrally located freestanding industrial building. Docks can be easily converted back to drive-in doors.