



FOR SALE

5350 W 137th STREET
Brookpark, Ohio 44142



Property Specifications

| | |
|------------------|--------------------|
| TOTAL SF | 29,380 SF |
| OFFICE SF | 3,880 SF |
| INDUSTRIAL SF | 25,500 SF |
| LAND | 2.87 acres |
| DOCKS | One (1) |
| DRIVE-INS | Nine (9) 14' X 12' |
| CONSTRUCTION | Masonry |
| CEILING HEIGHT | 16' |
| LIGHTING | Fluorescent |
| HEAT | Overhead Gas |
| AIR-CONDITIONING | Office |
| ROOF | Flat |
| ZONING | Industrial |



FRED W. CHRISTIE, SIOR
Principal
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3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
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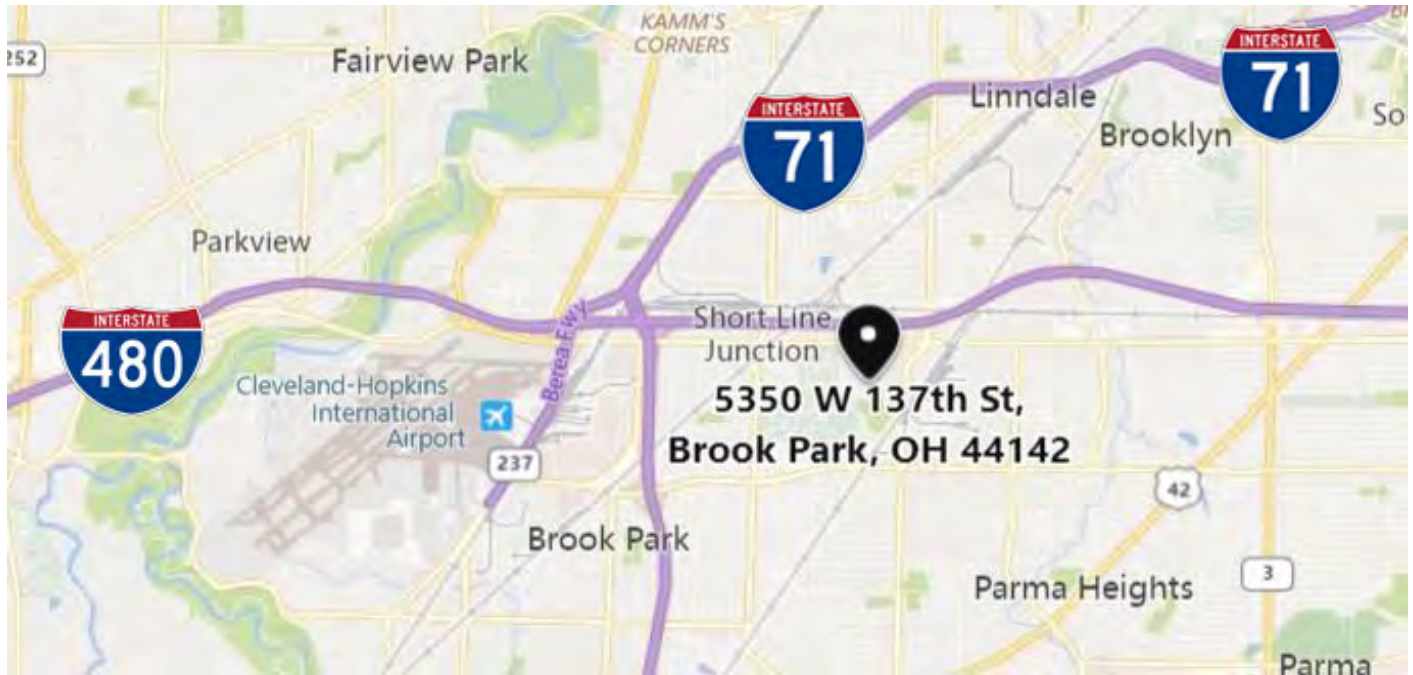
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ADELMAN'S TRUCK PARTS 5350 W. 137th STREET Brookpark, OH 44142

| | |
|-----------------------|-----------|
| Market: | SW-Z1 |
| Available SF: | 29,380 SF |
| Building SF: | 29,380 SF |
| Industrial SF: | 25,500 SF |
| Office SF: | 3,880 SF |

General Listing/Transaction Information

| | |
|--------------------------|----------------------------------|
| Asking Price: | \$1,200,000.00 \$40.84 Per SF |
| Transaction Type: | Sale |

Parking

| | |
|--------------------------|--|
| Parking Comments: | Ample Parking in large fenced lot at rear of building. |
|--------------------------|--|

Loading & Doors

| | |
|----------------------------|-----------|
| # Ext. Docks: | 1 |
| # Ext. Levelers: | 1 |
| # GL/DID: | 9 |
| GL/DID Dim. (H x W) | 14' x 12' |
| Total Doors: | 9 |

Contacts

| | |
|--------------------------|---|
| Listing Broker(s) | Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com |
|--------------------------|---|

Building

| | |
|-----------------------------|--------------|
| Construction Status: | Existing |
| Primary Use: | Industrial |
| ConstructionType: | Masonry |
| Exterior Type: | Brick |
| Roof Type: | Flat |
| Deck Type: | Metal |
| Floor Type: | Concrete |
| Lighting Type: | Fluorescent |
| Sprinkler: | Yes |
| Heat: | Overhead Gas |
| AC: | Office |
| Ceiling Ht: | 16' |

Utilities

| | |
|---------------|-------------------|
| Gas: | Dominion |
| Water: | City of Cleveland |
| Sewer: | City of Cleveland |

Site

Crane

Comments

Listing Comments: Free-standing 25,580 SF facility with a 3,880 SF outbuilding at the rear of the parcel. Land size: 2.87 acres. Main building has six (6) drive-in doors & one (1) dock. The rear building has three (3) drive-in doors & restroom. Located just minutes from Cleveland Hopkins Airport.