



FOR LEASE

Flats South Innovation District
1968 W. 3rd Street
Cleveland, Ohio



ALSO AVAILABLE AS MIXED USE DEVELOPMENT

1968 W. 3rd St.

Property Specifications

| | |
|----------------------|---------------------------|
| TOTAL SF | 7,764 SF |
| OFFICE SF | 1,500 SF |
| WAREHOUSE SF | 6,264 SF |
| CONSTRUCTED | 1955 |
| CONSTRUCTION | Masonry |
| CEILING CLEAR HEIGHT | 14' |
| LIGHTING | Fluorescent |
| HEAT | Overhead Gas Unit Heaters |
| DRIVE-IN DOORS | Two (2) |
| POWER | 220A / 240V / 2P |

Property Highlights

- 7,764 SF of warehouse SF available
- Abundant parking
- Walking path to Progressive Field, Quicken Loans Arena and downtown Cleveland
- Redevelopment opportunity
- \$4.00/SF industrial gross

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Aerial Map



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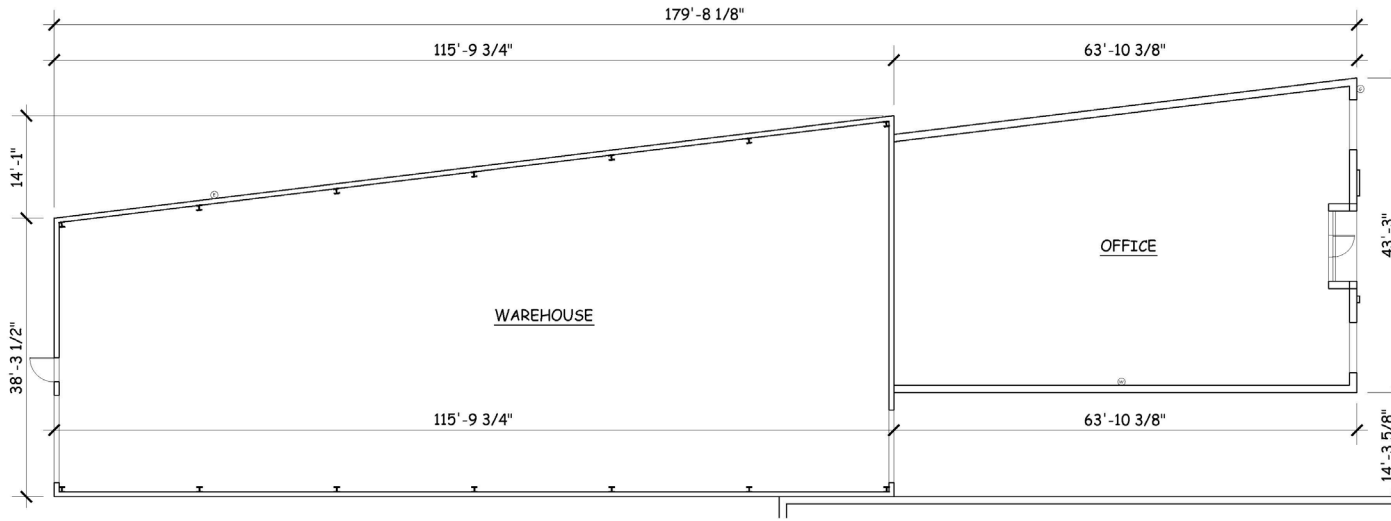
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Floor Plan / Site Plan

FLATS PROPERTIES BUILDING SURVEY - 1968 W 3rd



BUILDING FLOOR PLAN
1/16" = 1'-0"

1968 W 3rd

SQUARE FOOTAGE: 7,764 S.F.
PARCEL # 122-18-022
STORIES: 2
CEILING HEIGHT: 14'-0"
COLUMN SPACING: -
DRIVE INS: 1 - 6'-0" W x 12'-0" H
LOADING DOCKS: 6 EXT
POWER: -

