



FOR SALE
LIGHT INDUSTRIAL
 15740 Industrial Parkway
 Cleveland, Ohio 44135

**PRICE
 REDUCED**



Property Specifications

TOTAL BUILDING SIZE	13,313 SF	POWER	120/240v/400 a/3ph
OFFICE	1,200 SF	PARKING	15 spaces
WAREHOUSE	12,113 SF	CLEAR HEIGHT	12'
LOT SIZE	0.59 acres	AIR-CONDITIONING	Office
DRIVE-IN DOORS	Two (2)	HEAT	Overhead gas
DOCKS	One (1)	LIGHTING	Fluorescent/metal halide
CONSTRUCTION	Brick/block	YEAR BUILT	1962
ROOF	EPDM 2015 (office area) BUR 1996 (plant area)	OTHER	Air lines, buss duct, glass block windows in manufacturing area

BOB GARBER, SIOR
 Principal
 216.525.1467
 bgarber@crecorealestate.com

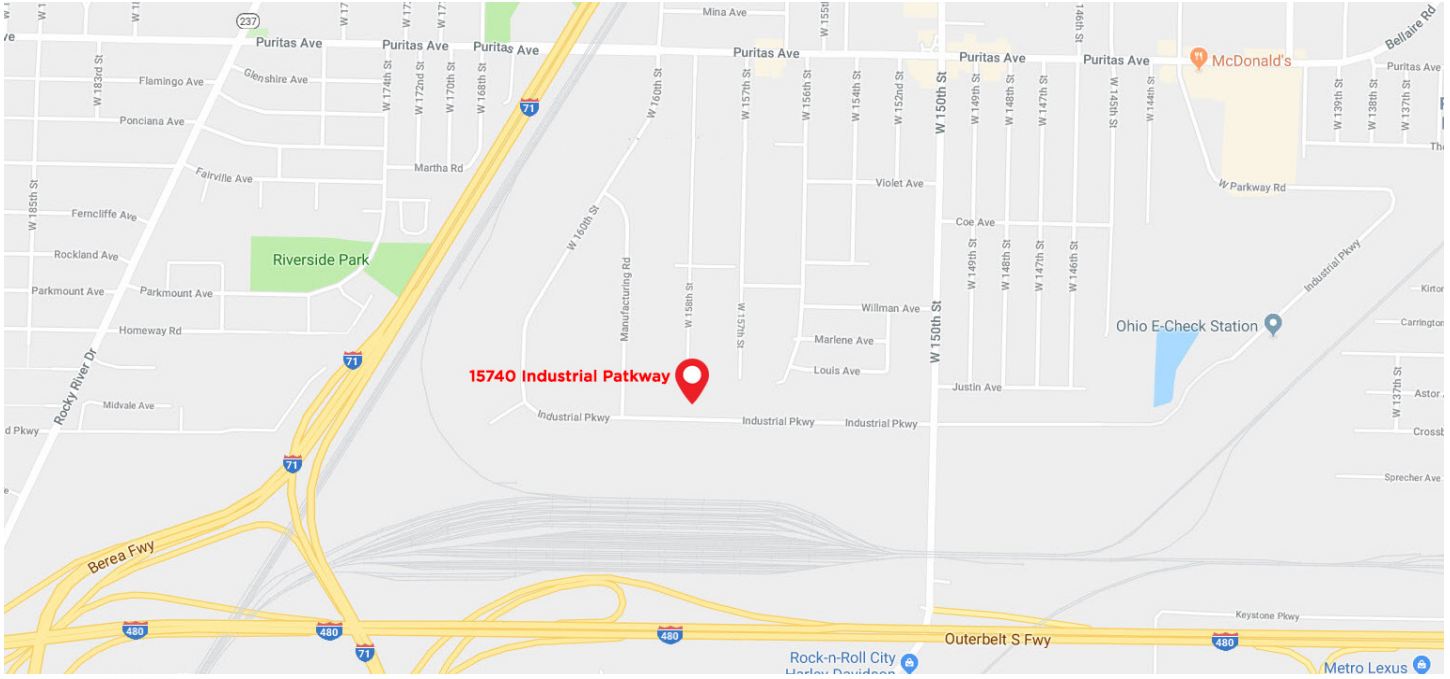
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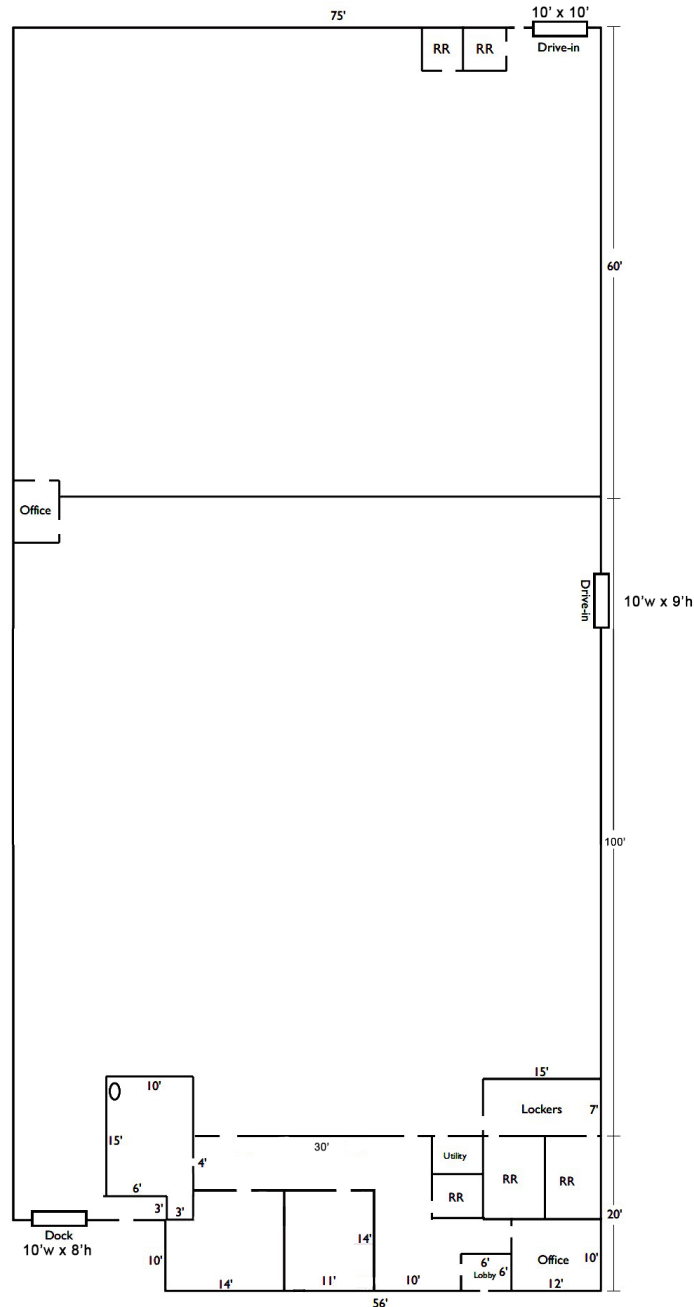


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All Dimensions Are Approximate

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Summary (33358)



UNITED TOOL & GAGE 15740 Industrial Parkway Cleveland, OH 44135

County:	Cuyahoga
Market:	SW-Z1
Sub Market:	I-71/I-480/Airport Area
Land Size (Acres)	0.59 Acres
Available SF:	13,313 SF
Building SF:	13,313 SF
Industrial SF:	12,113 SF
Office SF:	1,200 SF

Building

Construction Status:	Existing
Primary Use:	FS
Floors:	1
Year Built:	1962
Year Refurbished	1971
# Buildings:	1
ConstructionType:	Brick/Block
Roof Type:	Flat
Roof Age:	1996/2015
Lighting Type:	Metal Halide
Sprinkler:	None
Heat:	OH Gas
AC:	Office
Ceiling Ht:	12' (Min) 12' (Max)

Utilities

Power:	120/240 v 400 a 3 p
Utilities Comments:	Buss Duct - Compressed Air

Site

Land SF:	25,700 SF
Parcel Number:	028-20-007
Zoning:	IND
Land Condition:	Good

Crane

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

Comments

Listing Comments: Buss Duct, Compressed Air, 2015 EPDM roof over Office area

General Listing/Transaction Information

Asking Price:	\$449,000.00
	\$33.73 Per SF
Transaction Type:	Sale

Parking

# Spaces:	15
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Loading & Doors

# GL/DID:	2
#DH/Truck-level Doors:	1
Total Doors:	3

Contacts

Listing Broker(s)	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@creSCOREalestate.com
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