

4775 Manufacturing Road

CLEVELAND, OHIO 44135



FOR SALE

INDUSTRIAL
FACILITY



4775 MANUFACTURING ROAD

CLEVELAND, OHIO 44135



PROPERTY SPECIFICATIONS

BUILDING TOTALS	9,288 SF*	SPRINKLER	No
OFFICE SF	2,160 SF	LIGHTING	LED
INDUSTRIAL SF	7,128 SF	HEAT	HVAC
LAND	1.15 acres	AIR-CONDITIONING	100%
CONSTRUCTED	1972	ROOF	EPDM
CONSTRUCTION	Brick	POWER	400A / 480V / 3P
CEILING HEIGHT	12' 4"	COLUMN SPACING	35' x 33' 7"
DRIVE-IN DOOR	One (1) 10' x 16'	PARKING	27 spaces

* Does not include an additional 2,160 SF of second floor office/storage



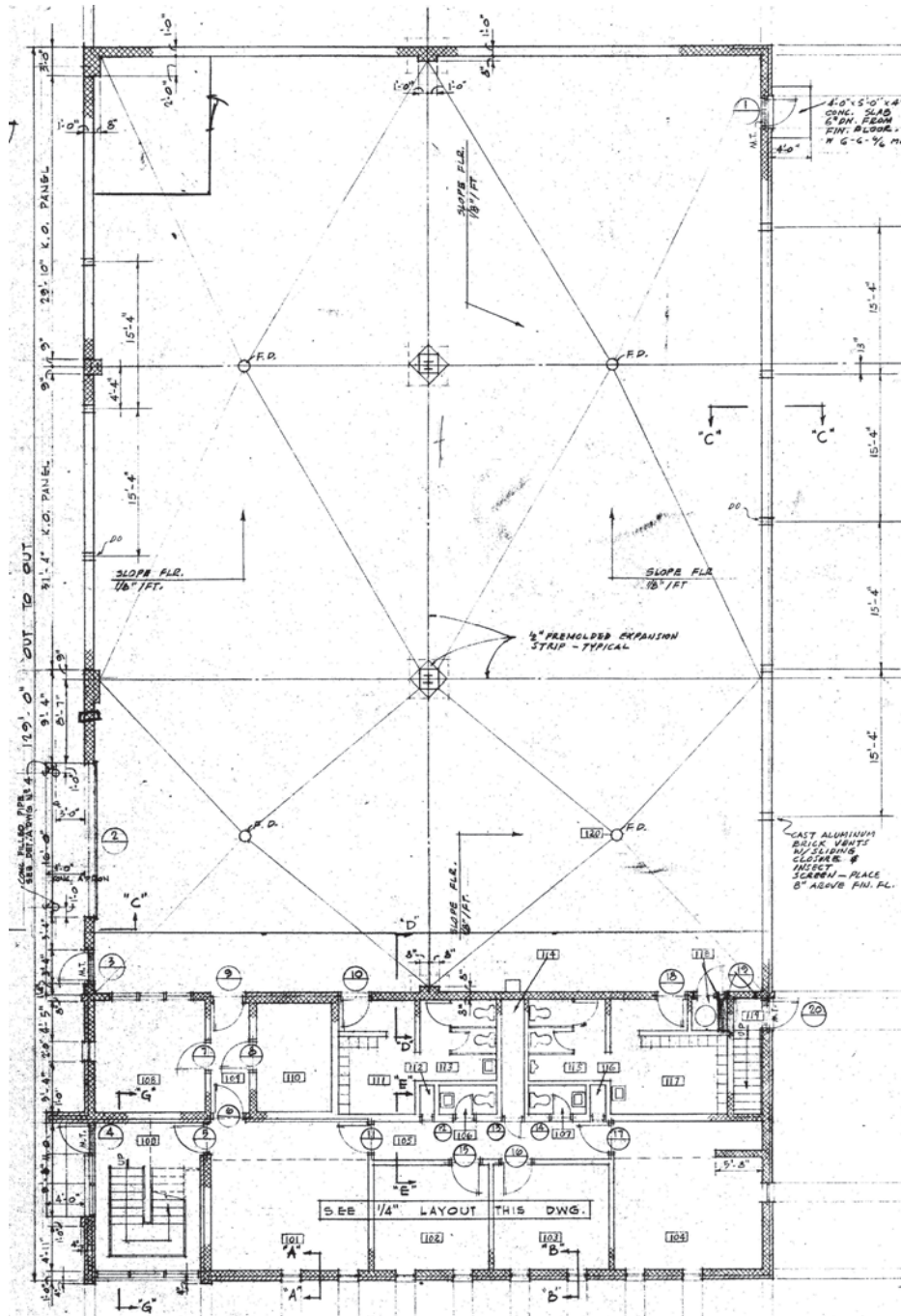
GEORGE J. POFOK, CCIM, SIOR / Sr. Vice President / gpfok@coresalestate.com / 216.525.1469

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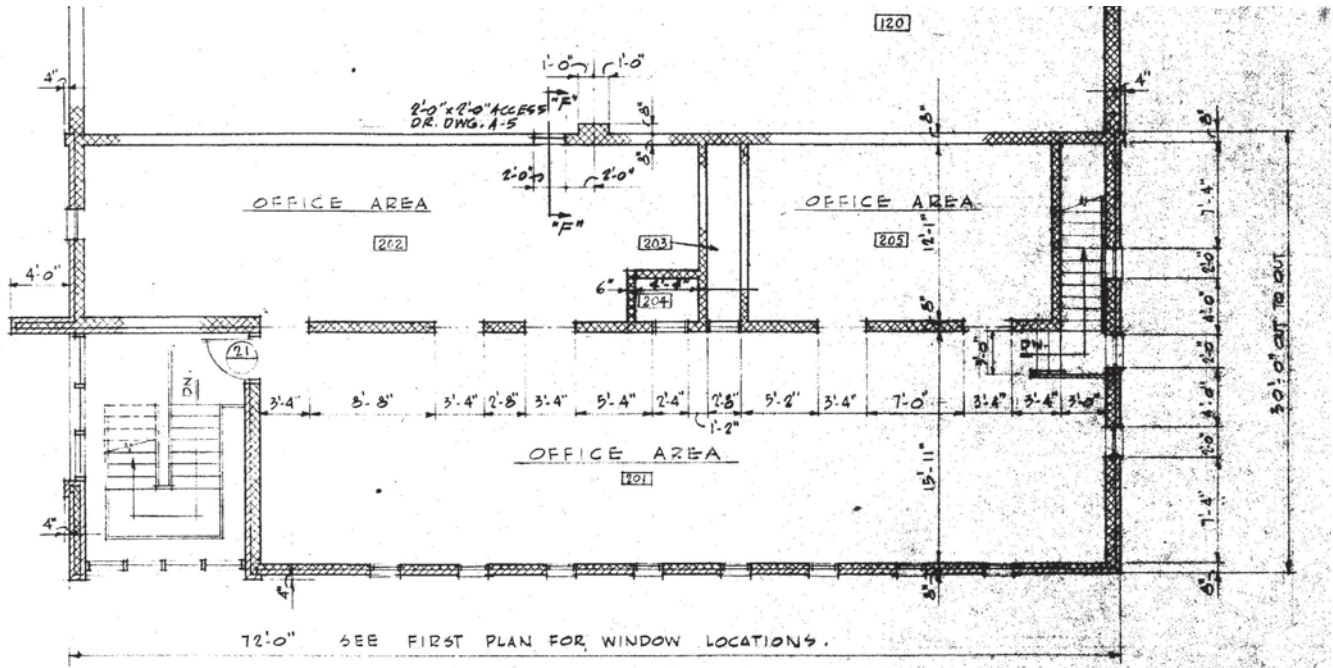
FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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