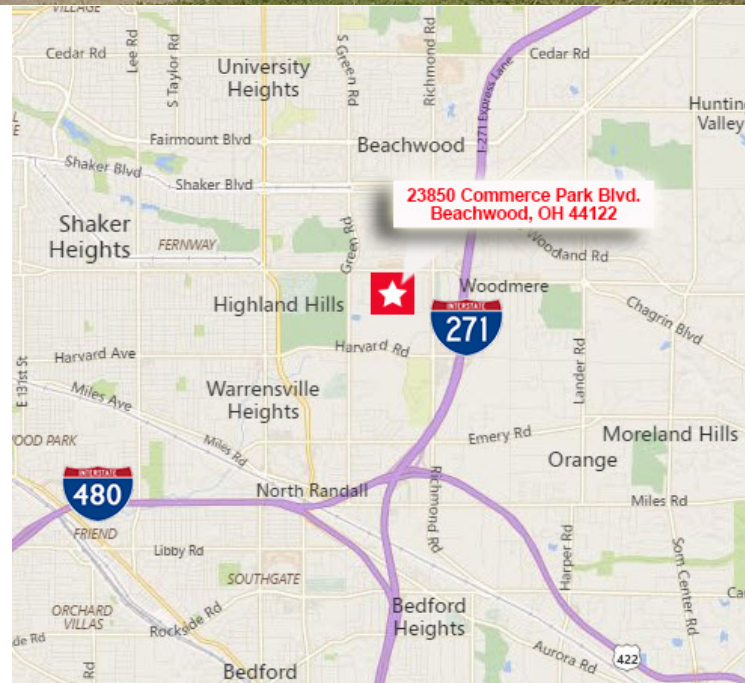


## PRICE REDUCED



### Property Highlights

- 17,817 SF two story building
- 13,117 SF warehouse
- 4,700 SF office
- Five (5) drive-ins
- 35 surface parking spaces
- 13' 6" - 15' clear height
- Concrete floor
- Fluorescent lighting
- Building has an air compressor
- Warehouse is partially air-conditioned



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# FOR SALE

23850 Commerce Park Blvd.  
Beachwood, OH 44122



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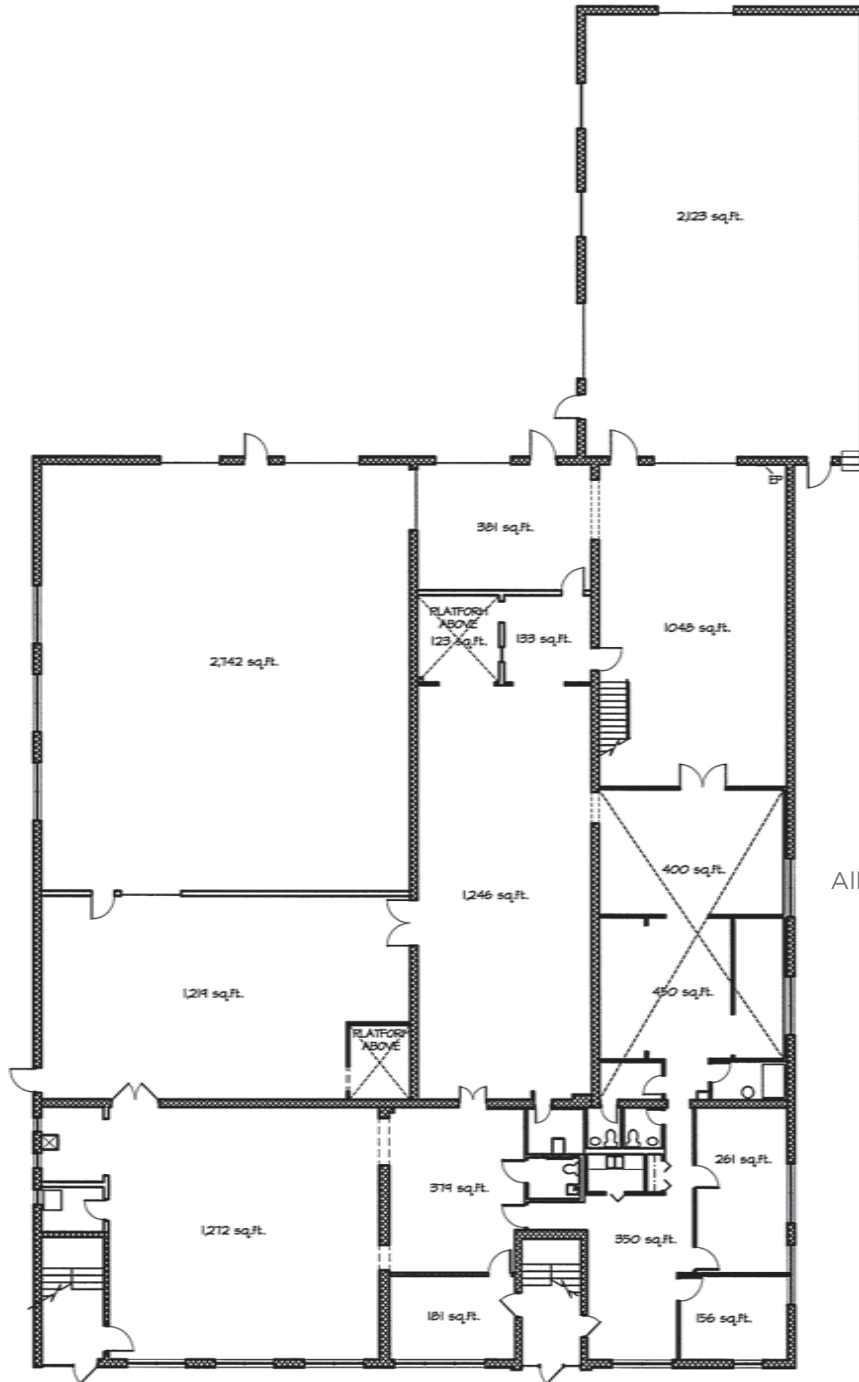
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**First Floor Plan**



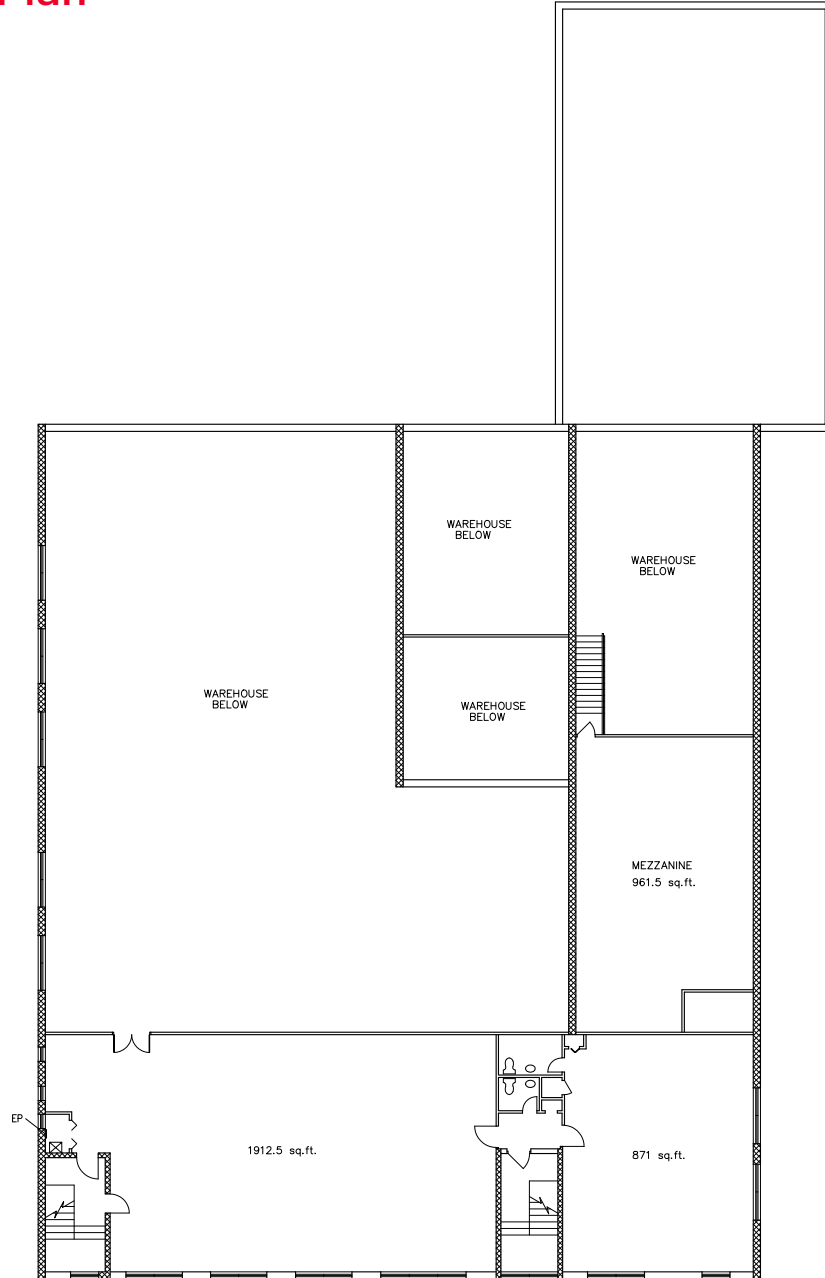
All Dimensions Are Approximate

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**Second Floor Plan**



All Dimensions Are Approximate

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Profile 1 of 1

## Summary (33517)



**BOB WEBER INC.**  
**23850 Commerce Park Boulevard**  
**Beachwood, OH 44122**

<b>County:</b>	Cuyahoga
<b>Market:</b>	NE-Z3
<b>Sub Market:</b>	Beachwood/Mayfield/Cleveland Hts Area
<b>Land Size (Acres)</b>	1.1 Acres
<b>Available SF:</b>	17,817 SF
<b>Building SF:</b>	17,817 SF
<b>Industrial SF:</b>	13,117 SF
<b>Warehouse SF:</b>	13,117 SF
<b>Office SF:</b>	4,700 SF

### General Listing/Transaction Information

<b>Asking Price:</b>	\$795,000.00 \$44.62 Per SF
<b>Transaction Type:</b>	Sale

### Parking

<b># Spaces:</b>	35
------------------	----

### Loading & Doors

<b># GL/DID:</b>	5
<b>GL/DID Dim. (H x W)</b>	3 (10'x12'), 2 (10'x11')
<b>Total Doors:</b>	5

### Contacts

<b>Listing Broker(s)</b>	Robert Garber, SIOR CRESCO Real Estate 216.525.1467 bgarber@crescorealestate.com Alexander Russo, SIOR CRESCO Real Estate 216.525.1495 arusso@crescorealestate.com
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### Building

<b>Construction Status:</b>	Existing
<b>Primary Use:</b>	Light Industrial
<b>Floors:</b>	2
<b>Year Built:</b>	1966
<b>Year Refurbished:</b>	1972
<b>ConstructionType:</b>	Brick/Block
<b>Roof Type:</b>	Membrane
<b>Roof Age:</b>	2006
<b>Deck Type:</b>	Metal
<b>Floor Type:</b>	Concrete
<b>Lighting Type:</b>	Fluorescent
<b>Sprinkler:</b>	No
<b>Heat:</b>	Gas
<b>AC:</b>	100%
<b>Ceiling Ht:</b>	13' 6" (Min) 15' (Max)

### Utilities

<b>Gas:</b>	Dominion
<b>Water:</b>	City of Cleveland
<b>Sewer:</b>	City of Cleveland

### Site

<b>Land SF:</b>	47,916 SF
<b>Zoning:</b>	U-8

### Crane

### Comments

**Listing Comments:** Second floor space of approximately 1,200 SF of office and restrooms & 2,200 SF of storage area. Building has air compressor. Warehouse is partially air-conditioned.