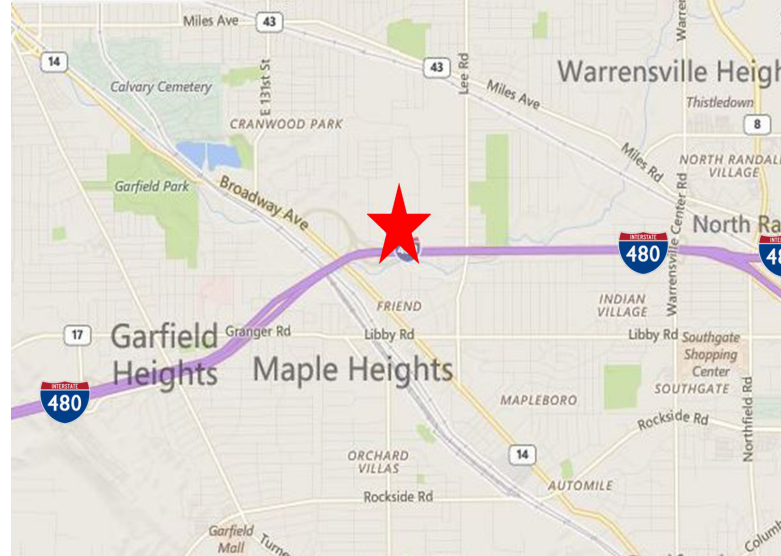




Property Specifications:

Available:	7,638 SF
Office:	2,967 SF
Warehouse:	4,671 SF
Acreage:	.69
Construction:	Masonry/Wood
Roof:	Built Up
Lighting:	Fluorescent/Metal Halide
Ceiling Height:	14' Clear
Drive-In Doors:	Two (2)
Docks:	One (1) *
Heating:	Overhead Gas
Air-Conditioning:	Office
Power:	200A/120/240V/1PH & 200A/120/240V/3PH



- Freestanding building
- Located off of I-480/Broadway Avenue
- Approximately 1,977 SF of 1st floor office space & 990 SF of 2nd floor office space

(* One (1) additional dock can be re-activated)

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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Bob Garber, SIOR

Principal

216.525.1467

bgarber@crecorealestate.com

3 Summit Park Drive,
Suite 200

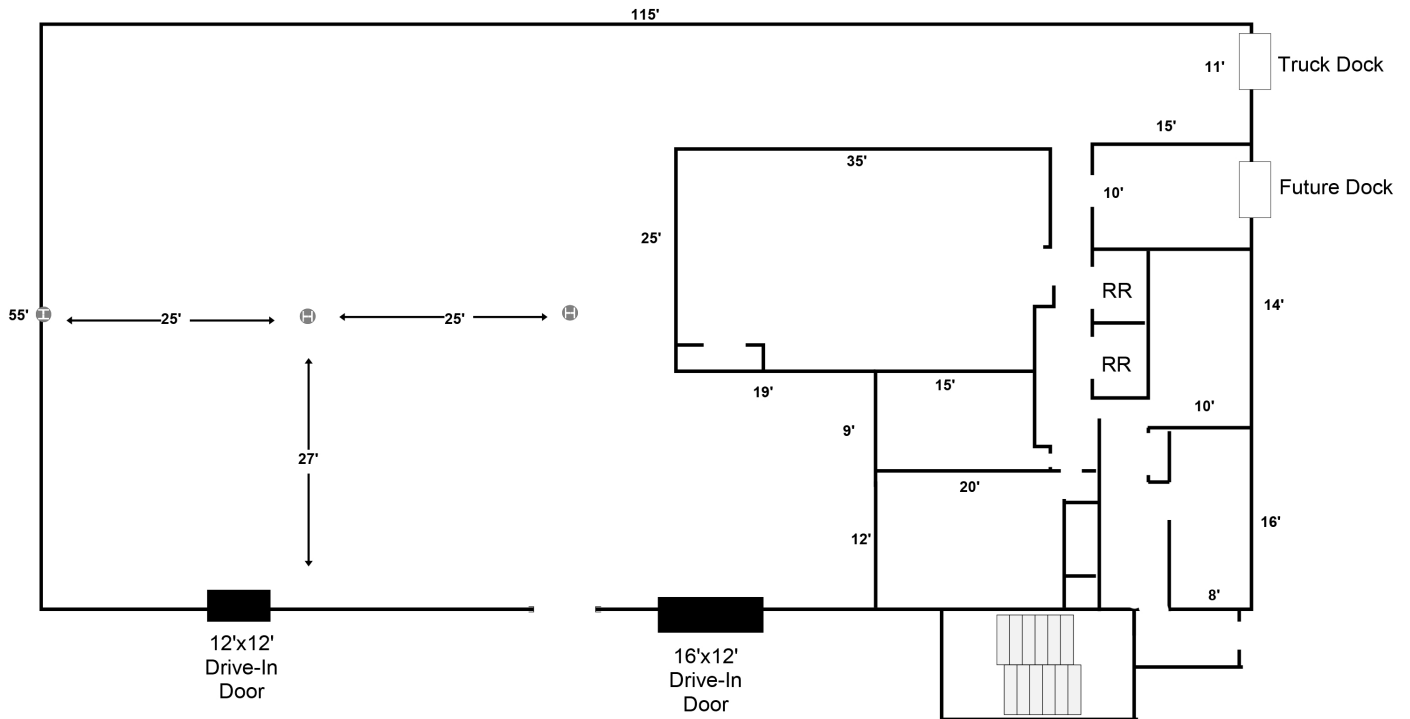
Cleveland, Ohio 44131

Main 216.520.1200

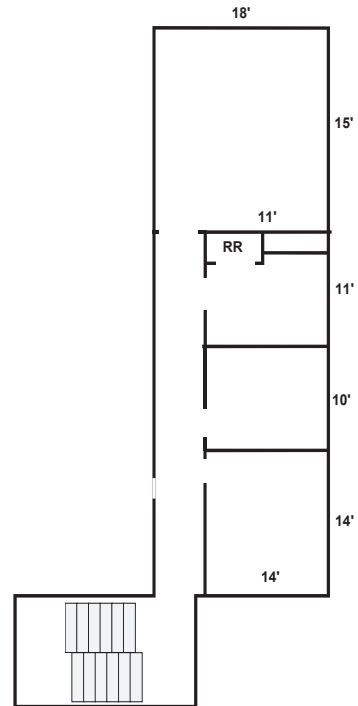
Fax 216.520.1828

crecorealestate.com

First Floor



Second Floor Office



All dimensions are approximate

Profile 1 of 1

Summary (33183)



4900 NEO PARKWAY 4900 Neo Parkway Garfield Heights, OH 44125

County:	Cuyahoga
Market:	SO-Z1
Sub Market:	I-480/I-77 Corridor/South to Sprague Rd
Land Size (Acres)	0.69 Acres
Lot Dimensions (LxW):	336'x90'
Available SF:	7,638 SF
Building SF:	7,638 SF
Industrial SF:	4,671 SF
Office SF:	2,967 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Floors:	2
Multi-Tenant:	Single-Tenant
Building Dimensions (LxW):	55'x115'
Year Built:	1964
ConstructionType:	Masonry/Steel
Exterior Type:	Wood
Roof Type:	Built up
Floor Type:	Concrete
Lighting Type:	Fluorescent/Metal Halide
Sprinkler:	None
Heat:	Overhead Gas
AC:	Office
Ceiling Ht:	14' (Min)
Column Spacing:	25'x27'

General Listing/Transaction Information

Asking Price:	\$395,000.00 \$51.72 Per SF
Transaction Type:	Sale

Parking

Parking Comments:	Asphalt & gravel lot
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Loading & Doors

# GL/DID:	2
GL/DID Dim. (H x W)	12'x12', 16'x12'
#DH/Truck-level Doors:	1
Total Doors:	3
Loading & Doors Comments:	One additional dock is currently blocked in.

Contacts

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

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland
Power:	120/240 v 200 a 1 p

Site

Land SF:	30,056 SF
Parcel Number:	546-26-012
Zoning:	IND
Land Condition:	Fair

Crane

Comments

Property Comments: Freestanding building just off I-480 @ Broadway. Outside storage area. 990 SF of office space on the 2nd floor.