

FOR SALE

36933 Vine Street

WILLOUGHBY, OHIO 44094



PRICE REDUCED

Highlights:

- Great visibility from State Route 2.
- 300 feet of frontage on Vine Street.
- Mixture of office/showroom/warehouse space.
- Zoned General Business which can serve a variety of uses.
- Adjacent to State Route 2 access.
- Situated on 3.46 acres with ample parking.
- Vehicles per day:
 - Vine Street: 14,449 per day
 - State Route 2: 78,910 per day

Showroom
Retail
Office
Warehouse

George J. Pofok, CCIM, SIOR
Senior Vice President
216.525.1469
gpofok@crescorealestate.com

Eliot Kijewski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com

Paul DiVincenzo
Sales Associate
216.525.1470
pdivincenzo@crescorealestate.com



CUSHMAN & WAKEFIELD



3 Summit Park Drive, Suite 200
Cleveland, Ohio 44131
P 216.520.1200 • F 216.520.1828
crescorealestate.com

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Property Specifications

TOTAL SF	29,793 SF	CEILING HEIGHT WAREHOUSE	13' 9"
OFFICE SF FIRST FLOOR	3,600 SF	CEILING HEIGHT SHOWROOM	11'
OFFICE SF SECOND FLOOR	1,520 SF	LIGHTING	Fluorescent
INDUSTRIAL SF	18,110 SF	HEAT	Radiant Tube / HVAC
RETAIL SF (SHOWROOM)	5,008 SF	POWER	1200A 240V 3P
MEZZANINE SF	1,555 SF	ASKING PRICE	\$1,500,000.00
CONSTRUCTED	1988		
ACRES	3.46		
DRIVE-IN DOORS	Four (4) (2) 18x10; (1) 8x10; (1) 12x12		



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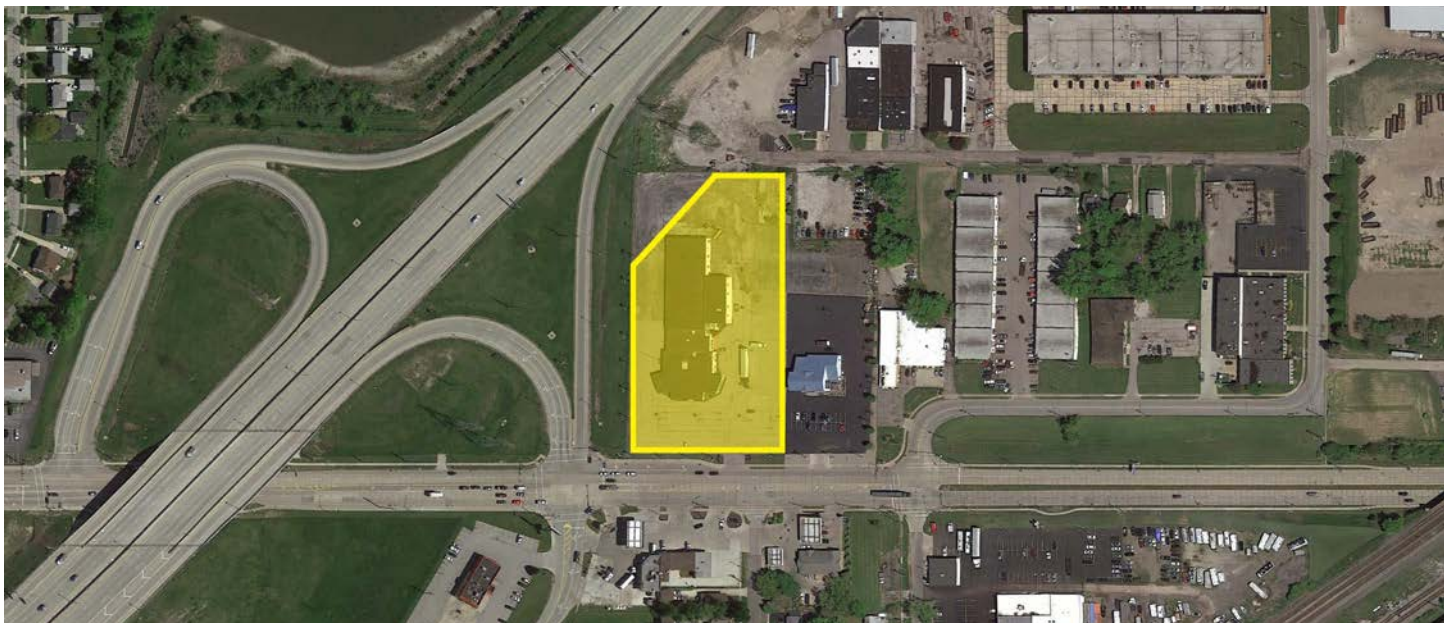
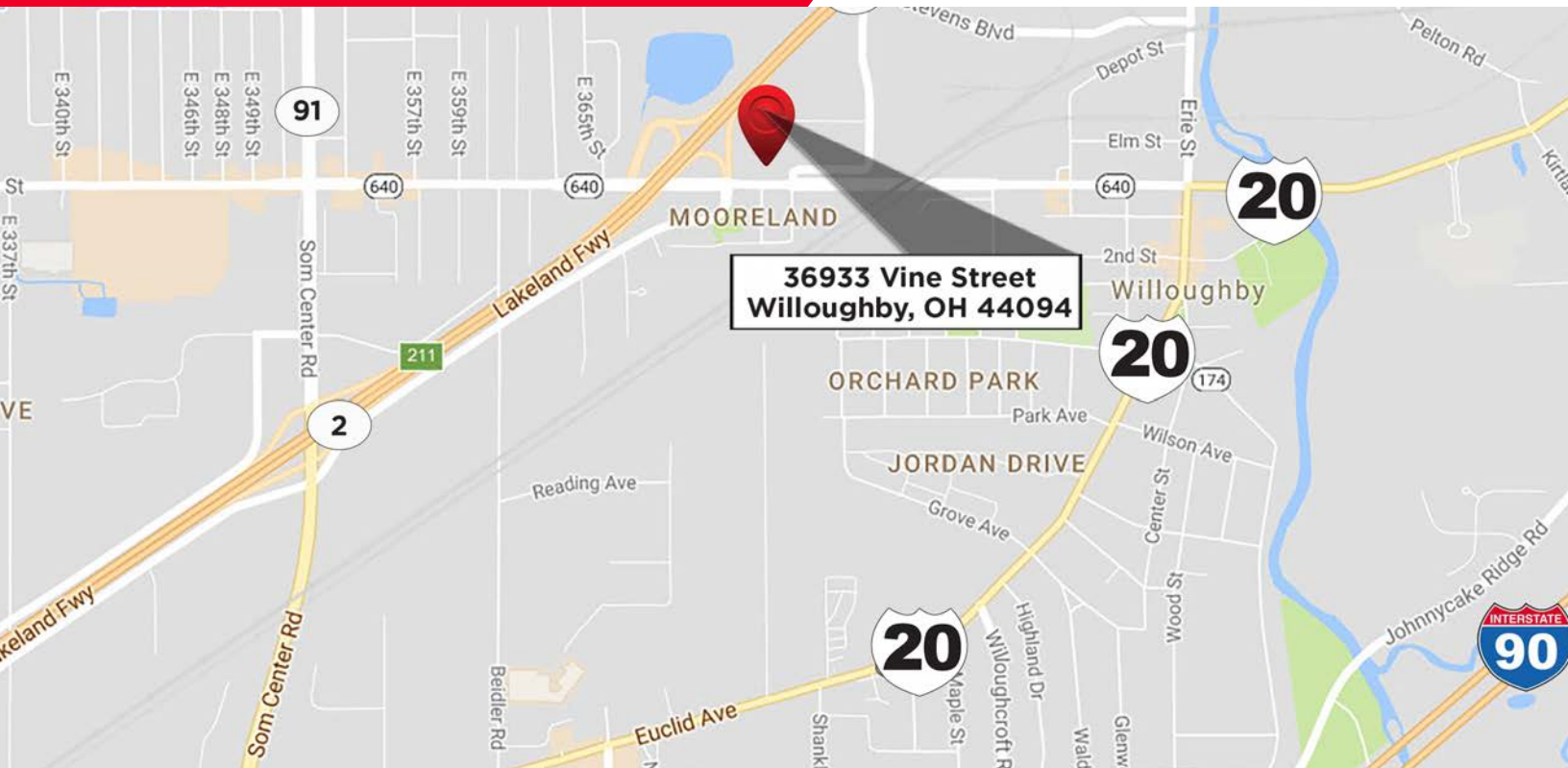
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Map & Aerial



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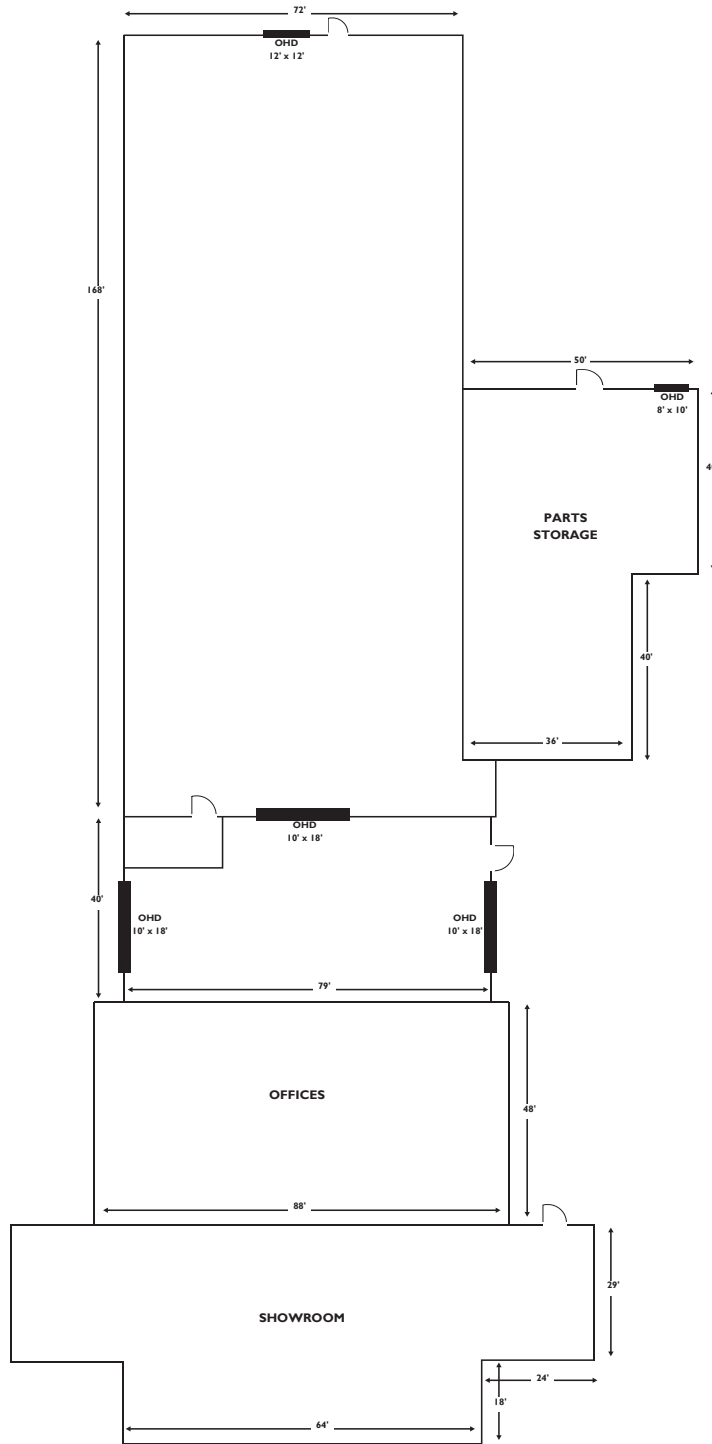
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Floorplan



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