

REDUCED SALE PRICE



Property Highlights

- Two (2) buildings consisting of 32,000 SF with 500 SF office and 31,500 SF warehouse space
- PPN 648-51-002
- Built in 1986
- Situated on 4.22 acres
- 16' - 20' clear height
- Brick & steel exterior
- Masonry/steel construction
- 500 parking spaces
- Easy Access to I-90/I-271



BRIAN SMITH

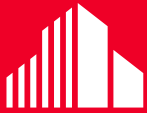
Sales Associate
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3 Summit Park Drive,
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Cleveland, Ohio 44131
Main 216.520.1200
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**CUSHMAN &
WAKEFIELD**



FOR SALE
26110 EUCLID AVENUE
EUCLID, OHIO 44132



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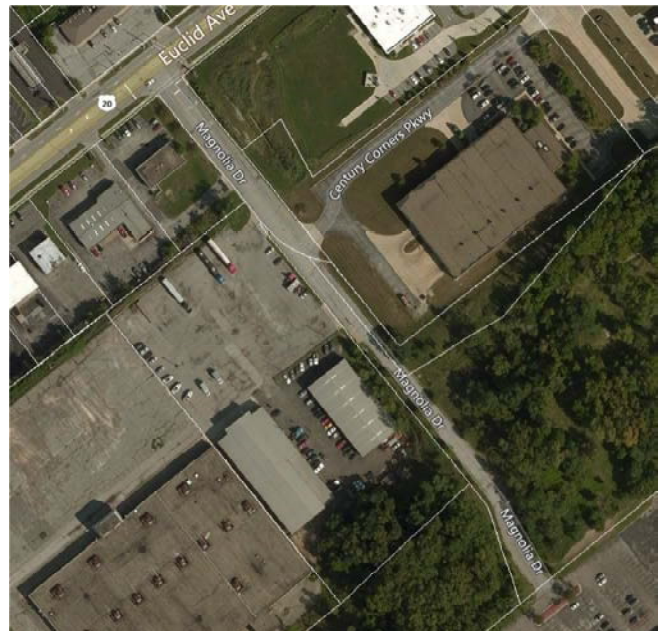
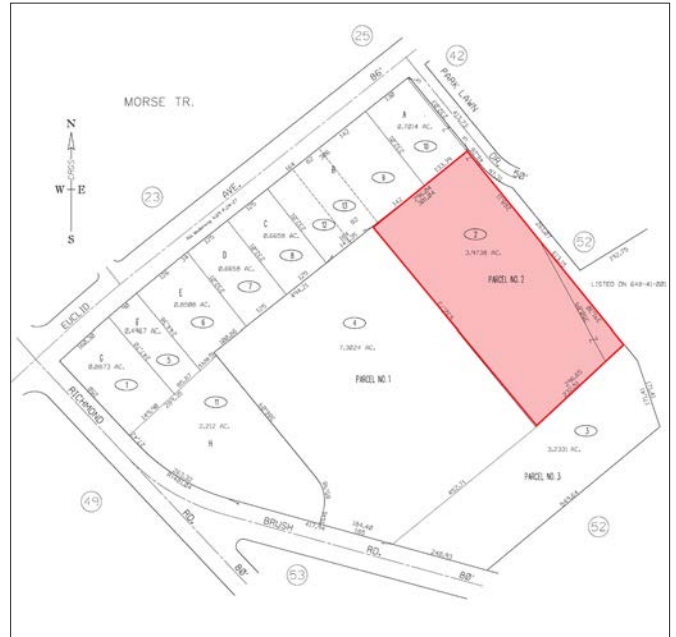
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Aerial Map



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Profile 1 of 1

Summary (35661)

26110 EUCLID AVENUE
EUCLID, OH 44132

County:	Cuyahoga
Market:	NE-Z1
Sub Market:	Northeast/Euclid Area
Land Size (Acres)	4.2 Acres
Lot Dimensions (LxW):	632.5 x 301
Available SF:	32,000 SF
Building SF:	32,000 SF
Industrial SF:	32,000 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Garage
Year Built:	1986
ConstructionType:	Steel
Exterior Type:	Brick & Steel
Roof Type:	Metal
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent/Mercury Vapor
Sprinkler:	No
AC:	None
Ceiling Ht:	16' (Min) 20' (Max)

General Listing/Transaction Information

Asking Price:	\$575,000.00 \$17.97 Per SF
Transaction Type:	Sale

Parking

# Spaces:	500
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Loading & Doors
Contacts

Listing Broker(s)	Brian Smith CRESCO Real Estate 216.525.1476 bsmith@crescorealestate.com
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Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City
Power:	400 a

Site

Land SF:	182,952 SF
Parcel Number:	648-51-002
Zoning:	Local Business

Crane
Comments