



FOR LEASE

4640 MANUFACTURING AVE
Cleveland, Ohio 44135



Property Highlights

This is a free-standing industrial facility located in the southwest quadrant of Cleveland.

- 24,350 SF
- Office Space: 4,200 SF
- Industrial Space: 20,150 SF
- Two (2) docks
- Two (2) drive-ins (there are 2 additional drive-ins in rear of building with no access)
- Ceiling Height: 15' - 17'
- 34 parking spaces
- Close to airport, I-71 and I-480

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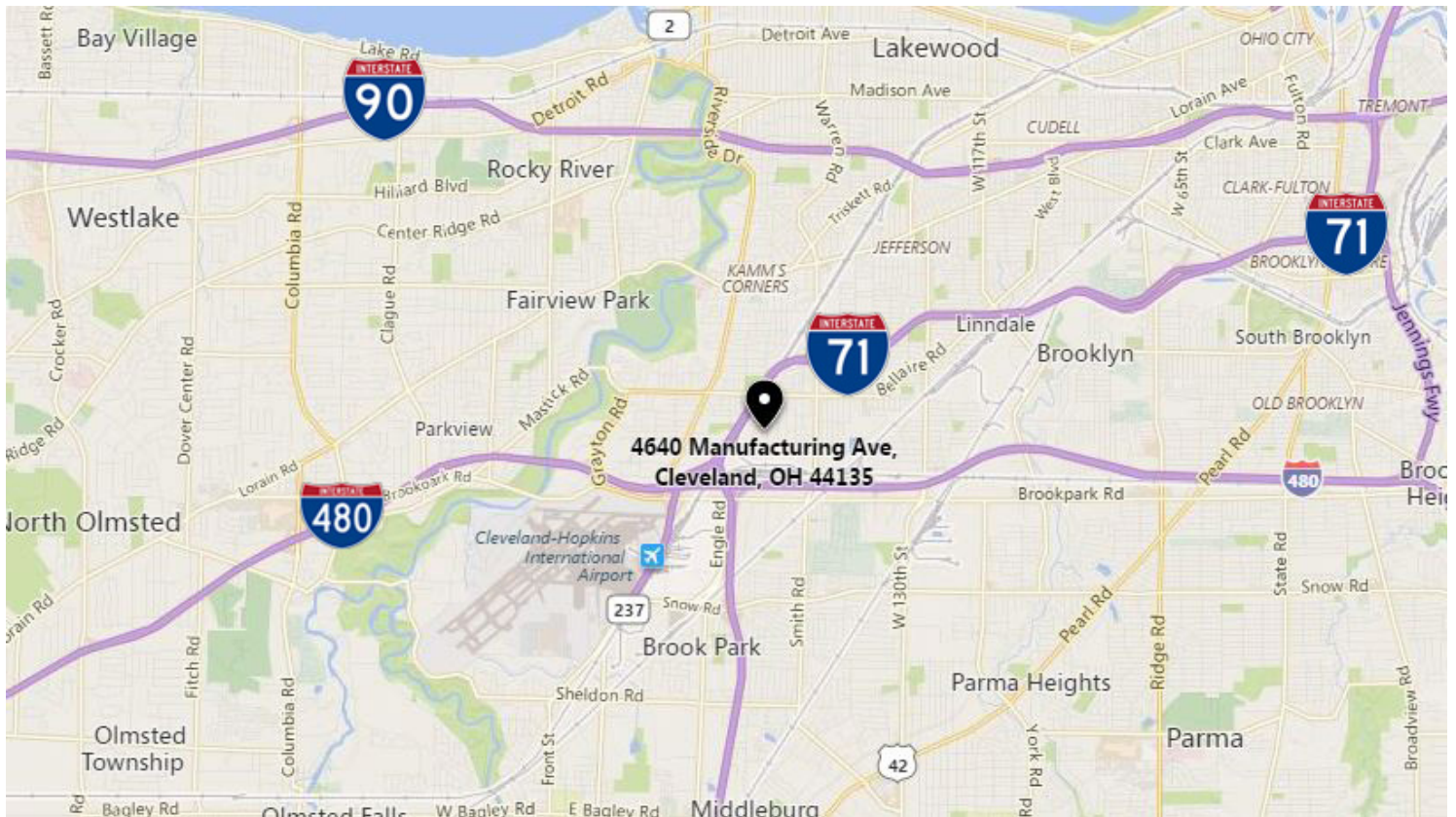
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FRED CHRISTIE, SIOR

Principal
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3 Summit Park Drive
Suite 200
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Map



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Photos



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Summary (35730)



4640 MANUFACTURING ROAD

Cleveland, OH 44135

County:	Cuyahoga
Market:	SW-Z1
Available SF:	25,000 SF
Building SF:	25,000 SF
Industrial SF:	20,800 SF
Office SF:	4,200 SF

General Listing/Transaction Information

Asking Rate:	\$4.75 MG Per Year
Transaction Type:	Lease
Vacancy Type:	Direct

Parking

# Spaces:	34
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Loading & Doors

# Ext. Docks:	2
# GL/DID:	2
Total Doors:	2

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Industrial
Secondary Use:	Industrial Manufacturing
Multi-Tenant:	Single-Tenant
Year Built:	1975
Construction Type:	Masonry
Exterior Type:	Brick
Roof Type:	Flat
Deck Type:	Metal
Floor Type:	Concrete
Heat:	Rooftop HVAC
Ceiling Ht:	15' (Min) 17' (Max)

Utilities

Gas:	Dominion
Water:	City of Cleveland
Sewer:	City of Cleveland

Site

Zoning:	IND
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Crane

Comments

Listing Comments: Free-standing Industrial facility in the southwest quadrant of the city of Cleveland. Very near Airport, I-71 & I-480. Facility has 5,740 SF of 17' clear warehouse with drive-thru capabilities in this area. The remaining 15,060 SF of warehouse in 15' clear height. There are 2 additional drive-ins in rear of building with no access.