



# FOR SALE | LEASE

Castle HVAC  
2020 Lakeside Avenue  
Cleveland, Ohio 44114

## CRANED FACILITY NEW ON MARKET

**PRICE  
REDUCED**

## 13,925 SF For Sale or Lease

### Property Specifications

TOTAL SF	13,925 SF
OFFICE SF	1,925 SF
INDUSTRIAL SF	12,000 SF
LAND	0.65 acres
CONSTRUCTED	1952
REFURBISHED	2012
CONSTRUCTION	Brick / Block / Metal
CEILING HEIGHT	13' 6"
DRIVE-IN DOORS	One (1) 12' x 12'
SPRINKLER	Yes
LIGHTING	Fluorescent / Metal Halide
HEAT	HVAC
AIR-CONDITIONING	Office
ROOF	EPDM - 2012
CRANE	Three (3) 2-ton; 11' hook ht.
POWER	400A / 480V / 3P
ASKING SALE PRICE	<b>\$399,000.00</b>
LEASE RATE	<b>Negotiable</b>

### Property Highlights

- 13,140 SF of warehouse / shop space with 1,925 SF of office space.
- Warehouse / shop totals approximately 12,000 SF with 3 cranes.
- Location is close to I-90 and all major Cleveland arteries.
- Masonry-metal building with yard.
- Approved for wholesale, distribution, warehouse services, storage, etc.
- Two (2) drive-in doors can be converted back to dock doors.
- Possible retail or research conversion.

#### Eliot Kijewski, SIOR

Senior Vice President  
216.525.1487  
ekijewski@crescorealestate.com

#### Simon Caplan, SIOR

Principal  
216.525.1472  
scaplan@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

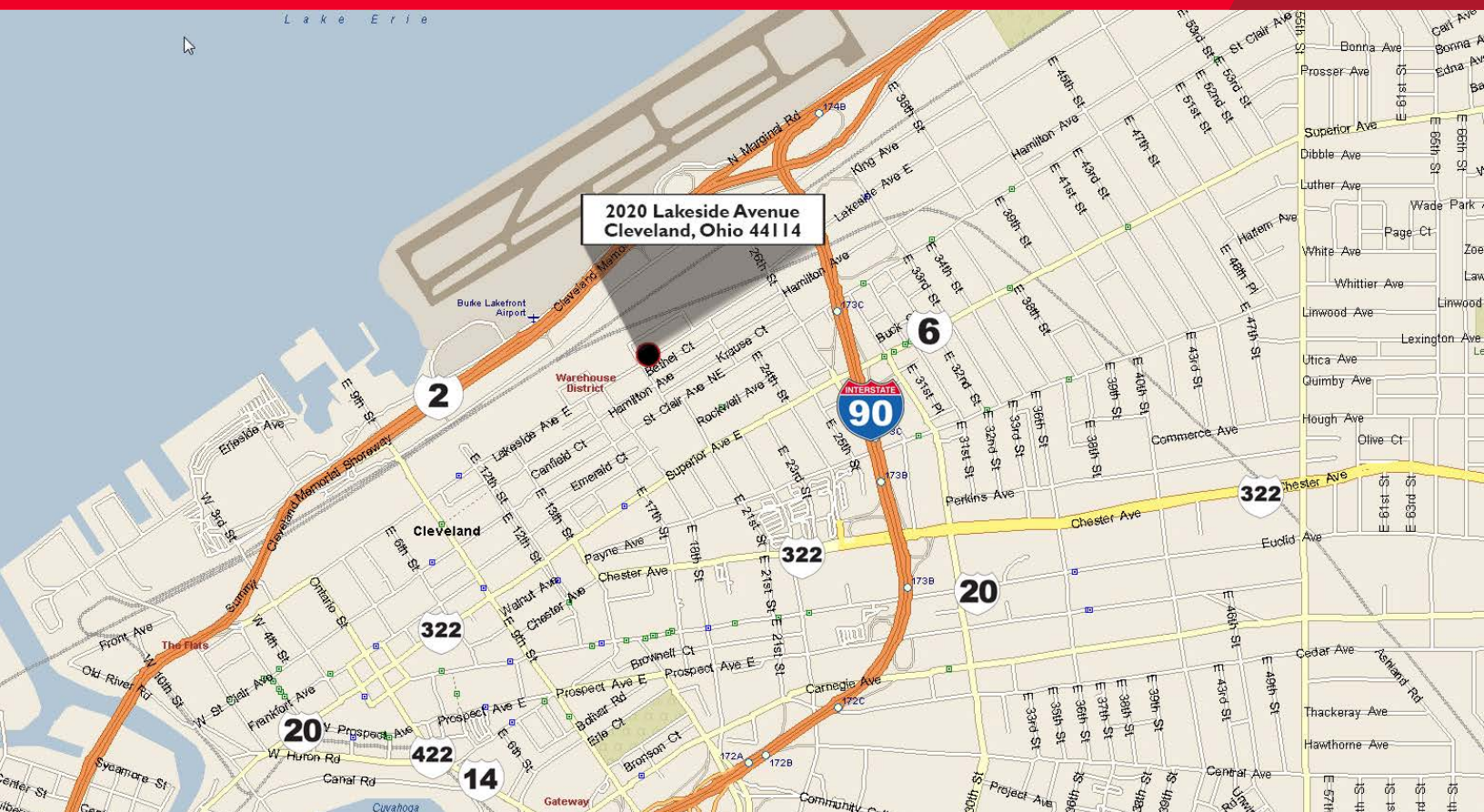
*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



# FOR SALE | LEASE

Castle HVAC  
2020 Lakeside Avenue  
Cleveland, Ohio 44114



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

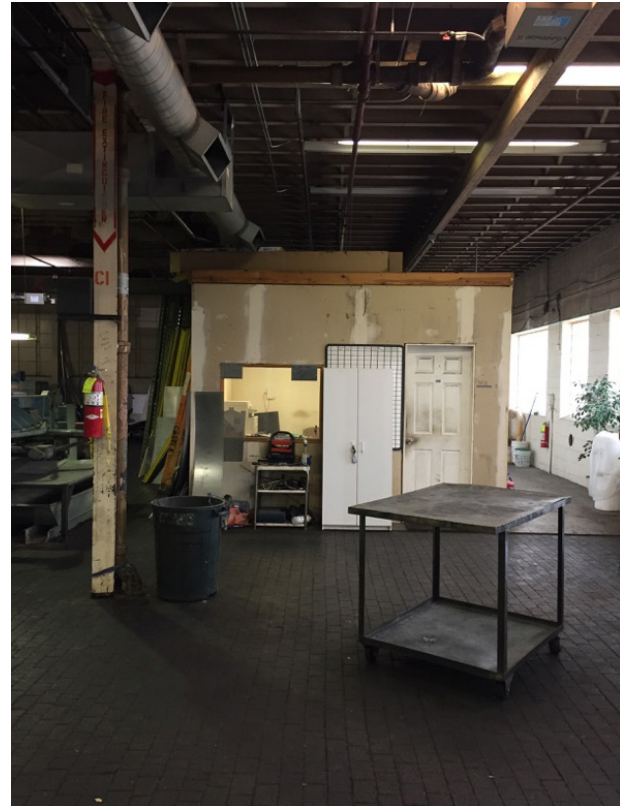
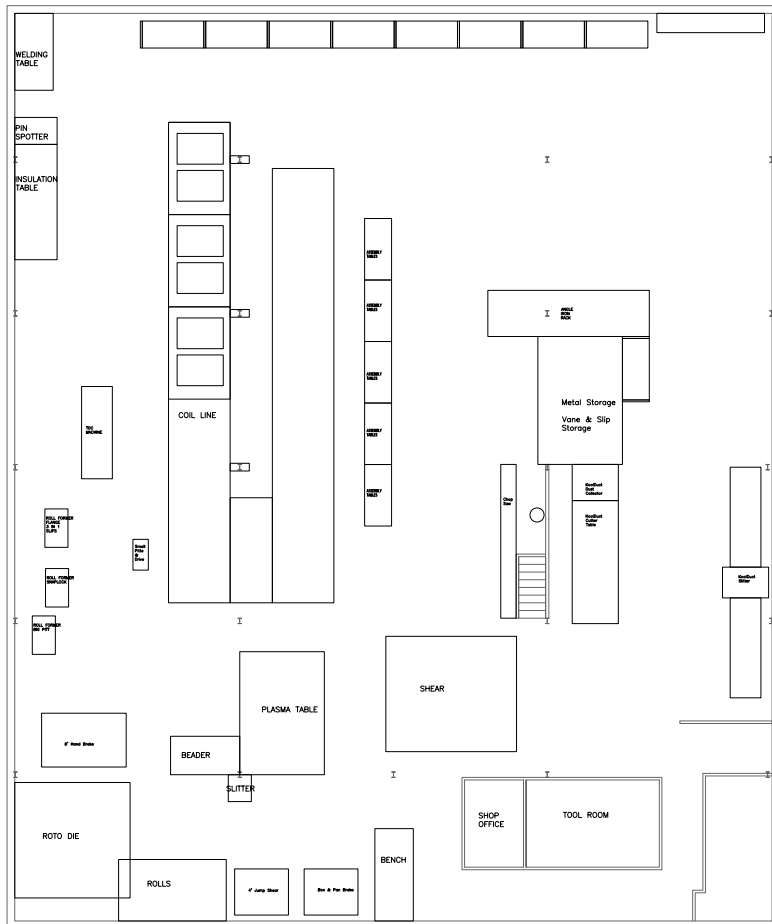
**Simon Caplan, SIOR**  
Principal  
216.525.1472  
scaplan@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

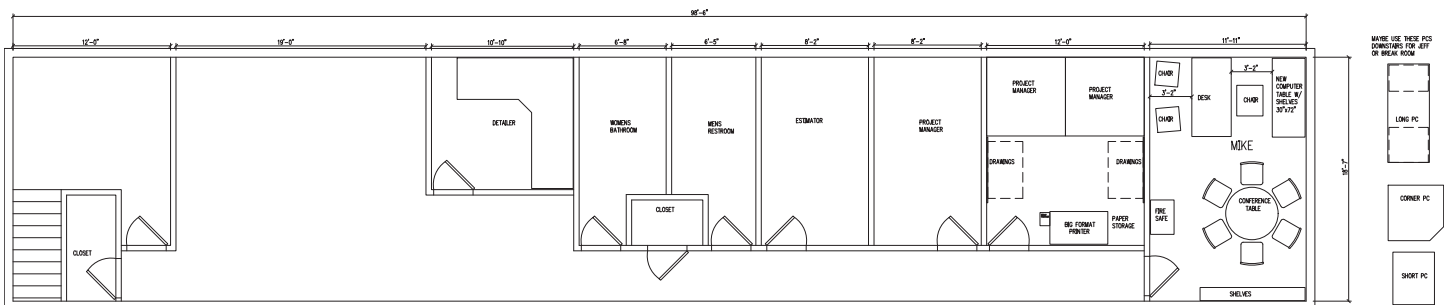
*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

## Floor Plan - First Floor



## Floor Plan - Second Floor



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

**Simon Caplan, SIOR**  
Principal  
216.525.1472  
scaplan@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**



# FOR SALE | LEASE

Castle HVAC  
2020 Lakeside Avenue  
Cleveland, Ohio 44114

## Photos



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

**Simon Caplan, SIOR**  
Principal  
216.525.1472  
scaplan@crescorealestate.com

3 Summit Park Drive  
Suite 200  
Cleveland, Ohio 44131  
Main 216.520.1200  
Fax 216.520.1828  
**crescorealestate.com**

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

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.