

341

E. 131st Street

CLEVELAND, OHIO 44108



FOR SALE

INDUSTRIAL FACILITY



CRESCOREALESTATE.COM

341 E. 131ST STREET

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PROPERTY HIGHLIGHTS

- 19,786 SF industrial facility situated on 1.11 acres, built in 1957
- Steel shed building added in 1987
- Clean Phase I and II environmental site assessment by GETCO Environmental Consultants on file, January, 1997
- Main building 100% wet sprinklers / none in shed building
- 13' 2" rafter clear height main building
- 600A / 480V / 3P electrical service
- Duro-Last PVC white roof membrane and 1.5" ISO board insulation installed May, 2008 with 15 year guarantee
- 5T Bridge Crane with hook travels 26' x 165' and 10' hook height installed by Ely Crane, 1997
- One (1) 22' 6" x 13' torsion spring overhead door and operator into main building by Action Door, April 2008
- Eight (8) 10' x 10' torsion spring overhead doors into shed building, no operators
- Five (5) exterior rooftop gas furnaces, no air-conditioning
- One (1) interior waste oil furnace, clean burn model CB 5000 (500K BTU)
- Bus bar with disconnects - 125' long center of building
- Two compressors and air dryer inside sound insulated compressor room
- Airlines with quick disconnects run throughout the warehouse
- 110V receptacles run through the warehouse
- LED lighting throughout warehouse and office
- Security cameras with ADT DVR inside and out
- ADT security system on all doors, motion sensors inside
- Cinderblock exterior re-tuck-pointed and painted 2014
- New water main 2015
- Fully fenced with (2) motorized remote control slide gates
- Cooperative industrial zoning

SALE PRICE: \$359,000

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PAUL DIVINCENZO / Vice President / pdivincenzo@crescorealestate.com / 216.525.1470

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MAP & AERIAL



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