



FOR SALE/LEASE

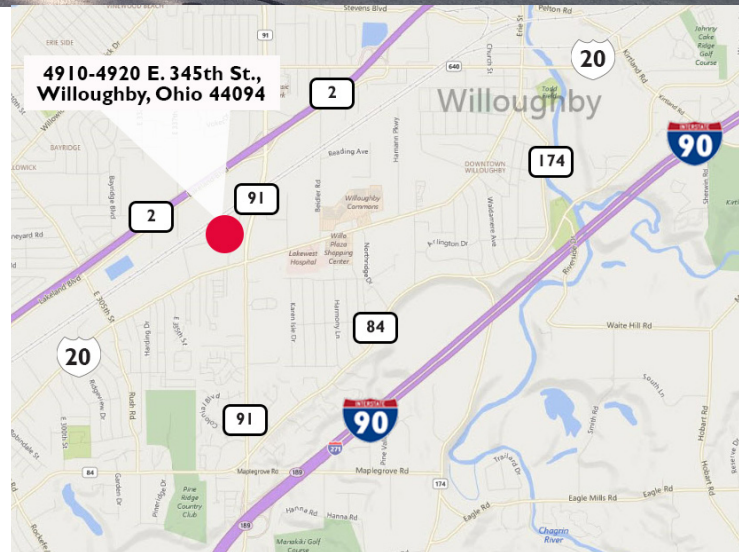
**4910-4920 E. 345th Street
Willoughby, Ohio**

RECENTLY RENOVATED



Building Specifications

Year Built:	1970
Year Refurbished:	2015
Total Available SF:	15,000
Industrial SF:	11,000
Office SF:	4,000
Construction:	Brick Block
Heat:	Gas-Roof Mounted
Ceiling:	14'
Drive-In-Doors:	Two (2) 10'x12'
Lighting:	Fluorescent
Parking:	15 spaces



Jason Griffith
Sales Associate
216.525.1494

jgriffith@crescorealestate.com

Matthew Beesley, SIOR
Principal
216.525.1467

mbeesley@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

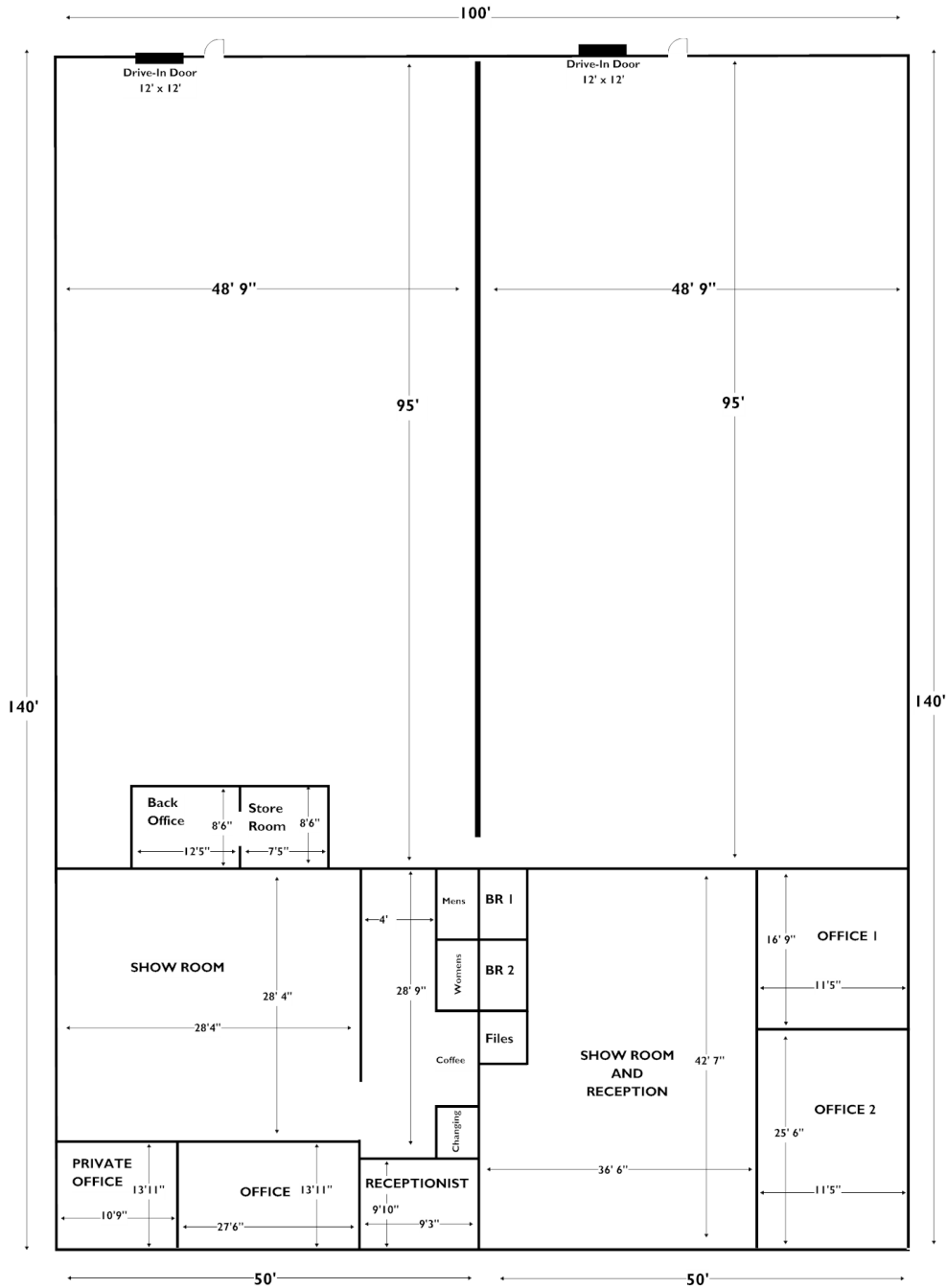
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special 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

**4910-4920 E. 345th Street
Willoughby, Ohio**

Floor Plan



Jason Griffith

Sales Associate

216.525.1494

jgriffith@crestcorealestate.com

Matthew Beesley, SIOR

Principal

216.525.1467

mbeesley@crestcorealestate.com

3 Summit Park Drive,
Suite 200

Cleveland, Ohio 44131

Main 216.520.1200

Fax 216.520.1828

crestcorealestate.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.

Summary (32094)



4910-4920 E 345TH STREET Willoughby, OH 44094

Business Park:	E 345th Business Park
County:	Lake
Market:	NE-Z2
Sub Market:	Lake (Mentor)/Ashtabula Counties
Land Size (Acres)	0.9 Acres
Available SF:	15,000 SF
Building SF:	15,000 SF
Industrial SF:	11,000 SF
RSF:	15,000 SF
Office SF:	4,000 SF

Building

Construction Status:	Existing
Primary Use:	Light Industrial
Floors:	1
Multi-Tenant:	Multi-Tenant
Building Dimensions (LxW):	150x100
Year Built:	1970
Year Refurbished	2015
Current Occupancy %:	100.00%
# Buildings:	1
ConstructionType:	Brick/Block/Metal
Exterior Type:	Brick
Roof Type:	Built up on Metal Deck
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent
Heat:	Gas-Roof mounted
AC:	Office/Showroom
Signage:	yes
Ceiling Ht:	14' (Min)

Utilities

Gas:	Dominion
Water:	Public
Sewer:	Public
Broadband:	Available

Site

Land SF:	39,204 SF
Parcel Number:	27A012A000140
Zoning:	Lite Industrial
Access:	great
Visibility:	yes
Frontage:	E345th
Land Condition:	Good

Crane

Comments

General Listing/Transaction Information

Asking Price:	\$529,000.00 \$35.27 Per SF
Transaction Type:	Sale

Parking

# Spaces:	15
Parking Ratio:	1/1000
# Covered Spaces:	0
Parking Comments:	15 spaces on south side of building

Loading & Doors

# GL/DID:	2
GL/DID Dim. (H x W)	10x12
Total Doors:	2

Contacts

Listing Broker(s)	Jason Griffith CRESCO Real Estate 216.525.1494 jgriffith@crescorealestate.com
	Matthew Beesley, SIOR CRESCO Real Estate 216.525.1466 mbeesley@crescorealestate.com

Listing Comments: Renovations completed within the last five years include: office roof, warehouse roof, garage doors, windows, HVAC, plumbing, parking lot and paint. Great location between Route 2 and I-90, right off of Route 91.

Summary (35064)



4910-4920 E 345TH STREET
4910-4920 E. 345TH St., Ste 4910
Willoughby, OH 44094

Business Park: E 345th Business Park
County: Lake
Market: NE-Z2
Sub Market: Lake (Mentor)/Ashtabula Counties
Land Size (Acres) 0.9 Acres
Available SF: 7,500 SF
Building SF: 15,000 SF
Industrial SF: 7,500 SF
RSF: 15,000 SF

Building

Construction Status: Existing
Primary Use: Light Industrial
Floors: 1
Multi-Tenant: Multi-Tenant
Building Dimensions (LxW): 150x100
Year Built: 1970
Year Refurbished 2015
Current Occupancy %: 100.00%
Buildings: 1
ConstructionType: Brick/Block/Metal
Exterior Type: Brick
Roof Type: Built up on Metal Deck
Deck Type: Metal
Floor Type: Concrete
Ceiling Ht: 14' (Min)

Utilities

Gas: Dominion
Water: Public
Sewer: Public
Broadband: Available

Site

Land SF: 39,204 SF
Parcel Number: 27A012A000140
Zoning: Lite Industrial
Access: great
Visibility: yes
Frontage: E345th

Crane

Comments

General Listing/Transaction Information

Asking Rate: \$5.28 MG Per Year
Transaction Type: Lease
Vacancy Type: Direct

Parking

Spaces: 15
Parking Ratio: 1/1000
Covered Spaces: 0
Parking Comments: 15 spaces on south side of building

Loading & Doors

Contacts

Listing Broker(s) Jason Griffith
 CRESCO Real Estate
 216.525.1494
jgriffith@creSCORErealEstate.com
 Matthew Beesley, SIOR
 CRESCO Real Estate
 216.525.1466
mbeesley@creSCORErealEstate.com

Summary (33218)



4910-4920 E 345TH STREET
4910-4920 E. 345TH St., Ste 4920
Willoughby, OH 44094

Business Park: E 345th Business Park
County: Lake
Market: NE-Z2
Sub Market: Lake (Mentor)/Ashtabula Counties
Land Size (Acres) 0.9 Acres
Available SF: 7,500 SF
Building SF: 15,000 SF
Industrial SF: 6,000 SF
RSF: 15,000 SF
Office SF: 1,500 SF

Building

Construction Status: Existing
Primary Use: Light Industrial
Floors: 1
Multi-Tenant: Multi-Tenant
Building Dimensions (LxW): 150x100
Year Built: 1970
Year Refurbished 2015
Current Occupancy %: 100.00%
Buildings: 1
ConstructionType: Brick/Block/Metal
Exterior Type: Brick
Roof Type: Built up on Metal Deck
Deck Type: Metal
Floor Type: Concrete
Ceiling Ht: 14' (Min)

Utilities

Gas: Dominion
Water: Public
Sewer: Public
Broadband: Available

Site

Land SF: 39,204 SF
Parcel Number: 27A012A000140
Zoning: Lite Industrial
Access: great
Visibility: yes
Frontage: E345th

Crane

Comments

General Listing/Transaction Information

Asking Rate: \$5.28 MG Per Year
Max Contig SF: 15,000 SF
Transaction Type: Lease
Vacancy Type: Direct

Parking

Spaces: 15
Parking Ratio: 1/1000
Covered Spaces: 0
Parking Comments: 15 spaces on south side of building

Loading & Doors

GL/DID: 1
Total Doors: 1

Contacts

Listing Broker(s) Jason Griffith
 CRESCO Real Estate
 216.525.1494
jgriffith@crescorealestate.com
 Matthew Beesley, SIOR
 CRESCO Real Estate
 216.525.1466
mbeesley@crescorealestate.com