

ALSO AVAILABLE AS MIXED USE DEVELOPMENT


Property Specifications

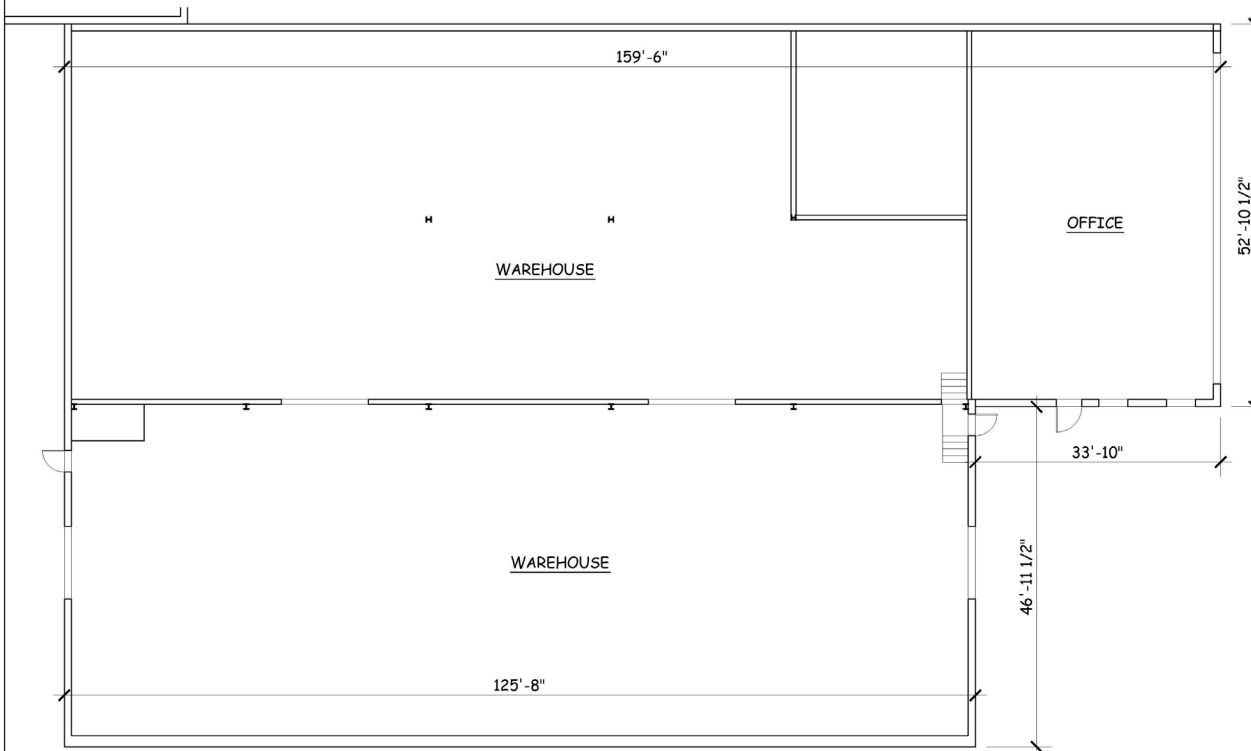
TOTAL SF	14,335 SF
OFFICE SF	1,768 SF
WAREHOUSE SF	12, 567 SF
LAND	0.46 acres
CONSTRUCTED	1950
CONSTRUCTION	Masonry
CEILING CLEAR HEIGHT	10'-18'
SPRINKLER	Wet System
LIGHTING	Fluorescent
HEAT	Overhead Gas Unit Heaters
DRIVE-IN DOORS	One (1) 10x12
DOCKS	One (1)
POWER	200A / 240V / 1P
COLUMN SPACING	40x40

Property Highlights

- 16,815 SF of warehouse space available
- Expansion capability
- Easy access to downtown Cleveland, W. 25th, Progressive Field and Quicken Loans Arena
- Great connection to the Scranton Towpath
- \$3.00 industrial gross
- Outside storage

Floor Plan / Site Plan

FLATS PROPERTIES BUILDING SURVEY - 1986 W 3rd



BUILDING FLOOR PLAN

1/16" = 1'-0"

1986 W 3rd

SQUARE FOOTAGE: 14,335 S.F.
 PARCEL #: 122-18-021
 STORIES: 1
 CEILING HEIGHT: 10'-0" - 18'-0"
 COLUMN SPACING: -
 DRIVE INS: 1 - 10'-0" W x 12'-0" H
 LOADING DOCKS: 1 EXT
 POWER: -
 OFFICE SPACE IN FRONT, WAREHOUSE SPACE IN REAR



Aerial Map



RICO A. PIETRO, SIOR
Principal
216.525.1473
rpietro@crescorealestate.com

ELIOT KIJEWski, SIOR
Senior Vice President
216.525.1487
ekijewski@crescorealestate.com

GEORGE J. POFOK, CCIM, SIOR
Senior Vice President
216.525.1469
gpofok@crescorealestate.com

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

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