

# 210,000 SF MANUFACTURING FACILITY FOR SALE/LEASE



NORFOLK SOUTHERN RAILWAY



**MANUFACTURING FACILITY FOR SALE/LEASE**  
1400 Worden Rd, Wickliffe, OH 44092

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# 210,000 SF MANUFACTURING FACILITY FOR SALE/LEASE

## PROPERTY OVERVIEW

1400 Worden Rd, Wickliffe, OH 44092

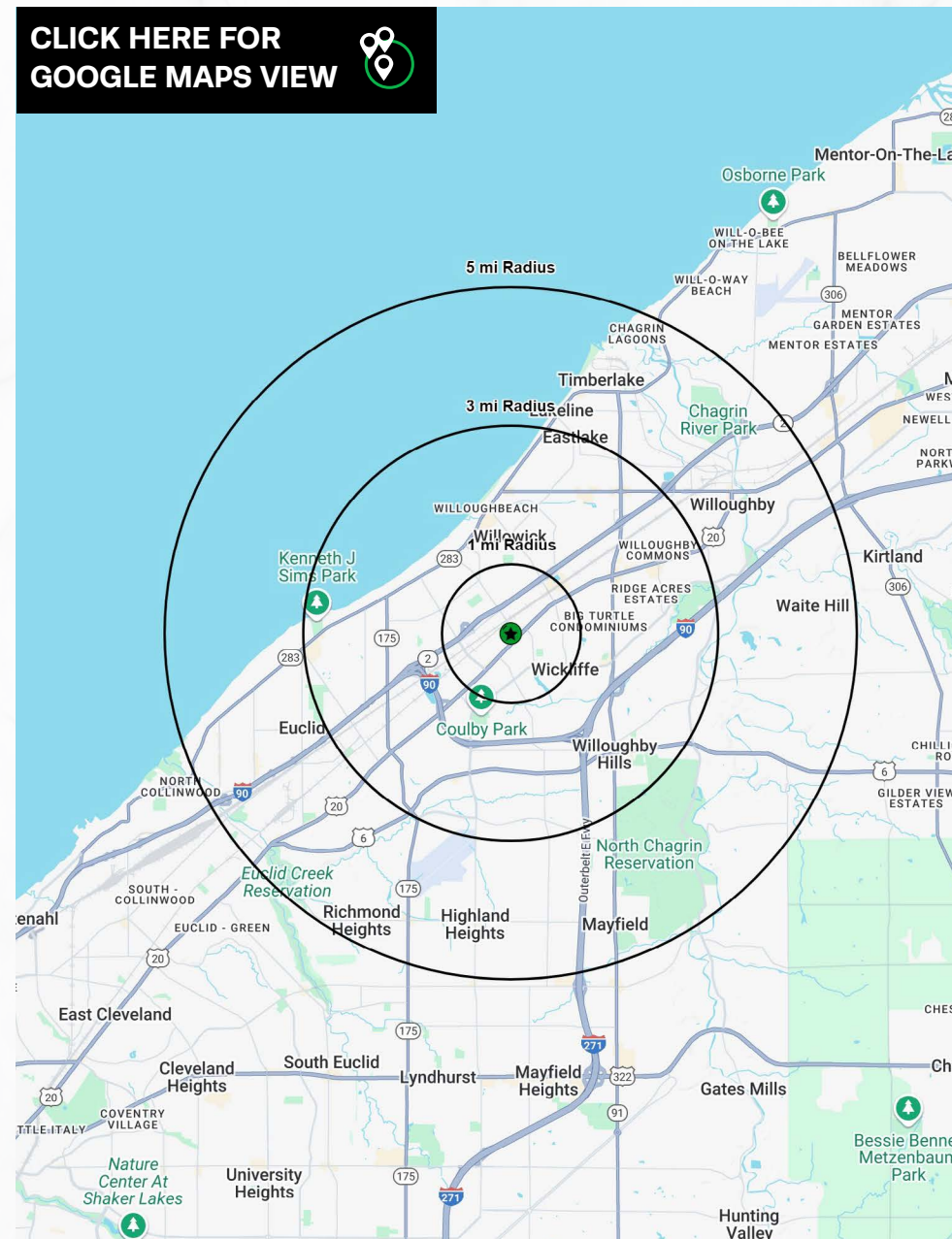
### PROPERTY SUMMARY

- Available: 210,000 SF Manufacturing Facility
- Sale price \$9,870,000 (\$47/SF) – Lease price \$4.75 NNN
- Ideal owner/user opportunity
- 210,000 SF of Heavy Industrial Facility residing on 16.9 Acres
- Building is equipped with ESFR Sprinklers
- Partially leased to short term tenants
- Clear Height: 14' to 18'
- Potential for NFS rail spur
- Column Spacing: 40'x40' and 40'x50'
- 5 interior docks and 5 levelers
- Construction: masonry & steel
- Power: 3-phase, 4200 amps
- Cranes: 10 total ranging from 3-5 Tons
- Located minutes from I-90 with 90,707 vpd & I-271 with 84,375 vpd

### DEMOGRAPHICS

|                    | 1-MILE   | 3-MILE   | 5-MILE   |
|--------------------|----------|----------|----------|
| POPULATION         | 10,669   | 75,534   | 133,522  |
| HOUSEHOLDS         | 4,883    | 36,580   | 62,479   |
| AVERAGE HH INCOME  | \$92,208 | \$80,209 | \$89,249 |
| MEDIAN HH INCOME   | \$78,635 | \$62,655 | \$68,908 |
| DAYTIME POPULATION | 6,731    | 56,954   | 107,698  |

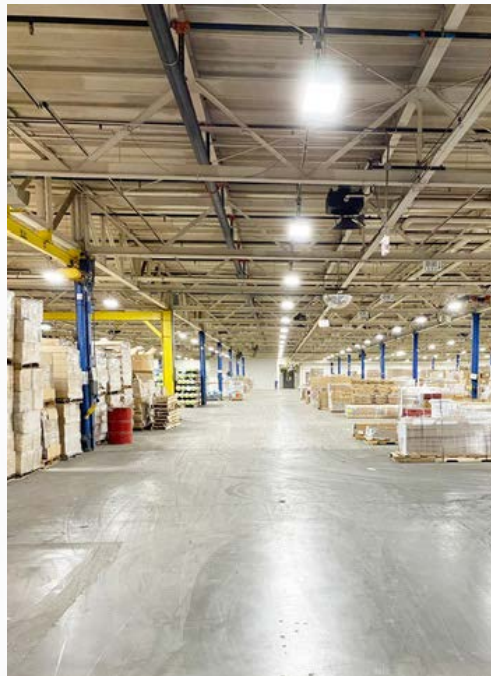
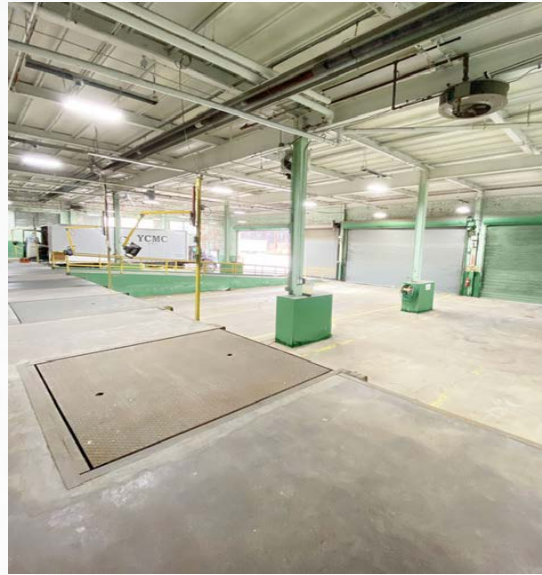
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GOOGLE MAPS VIEW



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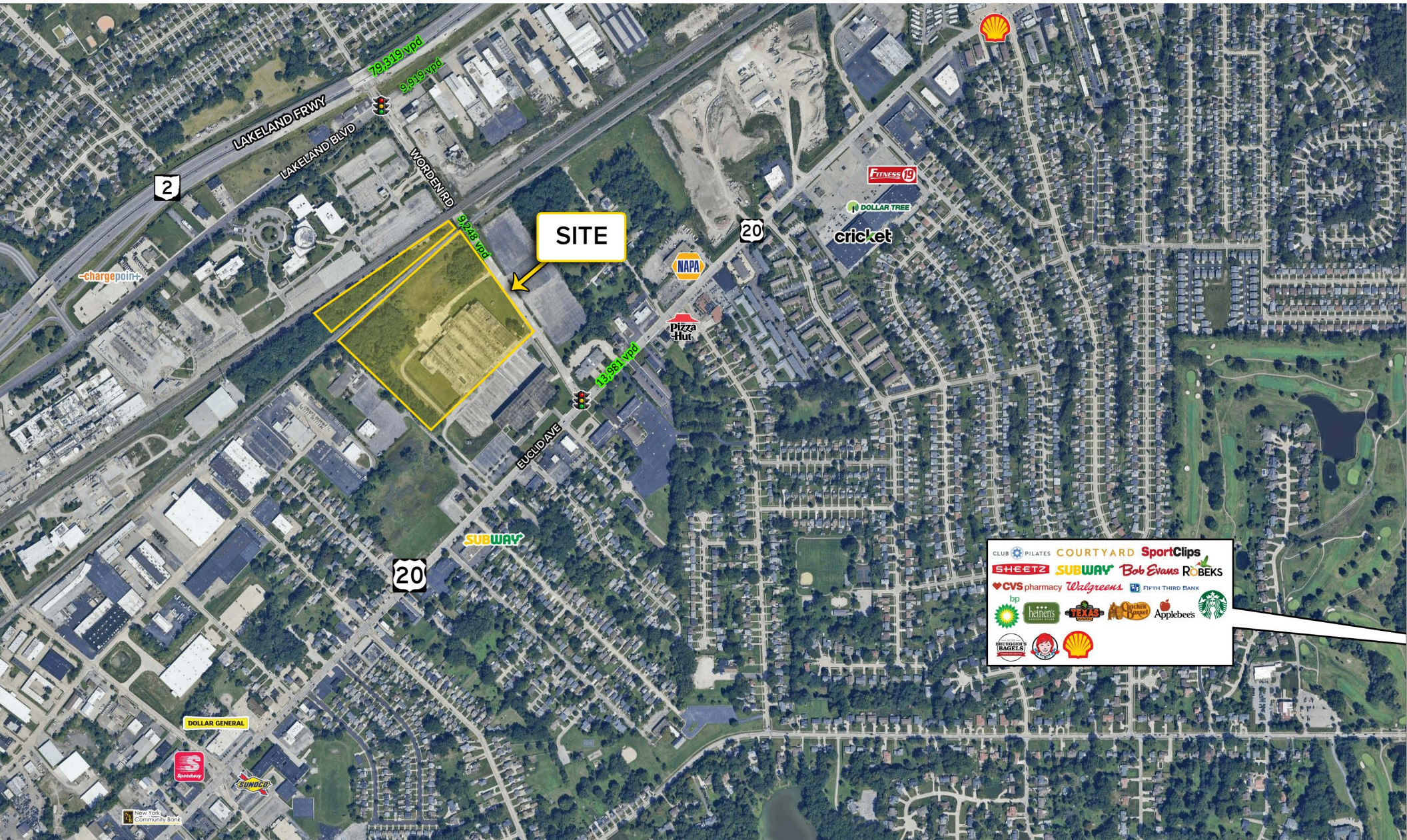
PICTURES



# 210,000 SF MANUFACTURING FACILITY FOR SALE/LEASE

MICRO AERIAL

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MACRO AERIAL

