

210,000 SF MANUFACTURING FACILITY FOR SALE/LEASE



BUILDING
210,000 SF



NORFOLK SOUTHERN RAILWAY



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

Greg West
GregoryWest@HannaCRE.com
(440) 668.2117

CONTACT:
Austin Pay
AustinPay@HannaCRE.com
(216) 970.3328

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PROPERTY OVERVIEW

1400 Worden Rd, Wickliffe, OH 44092

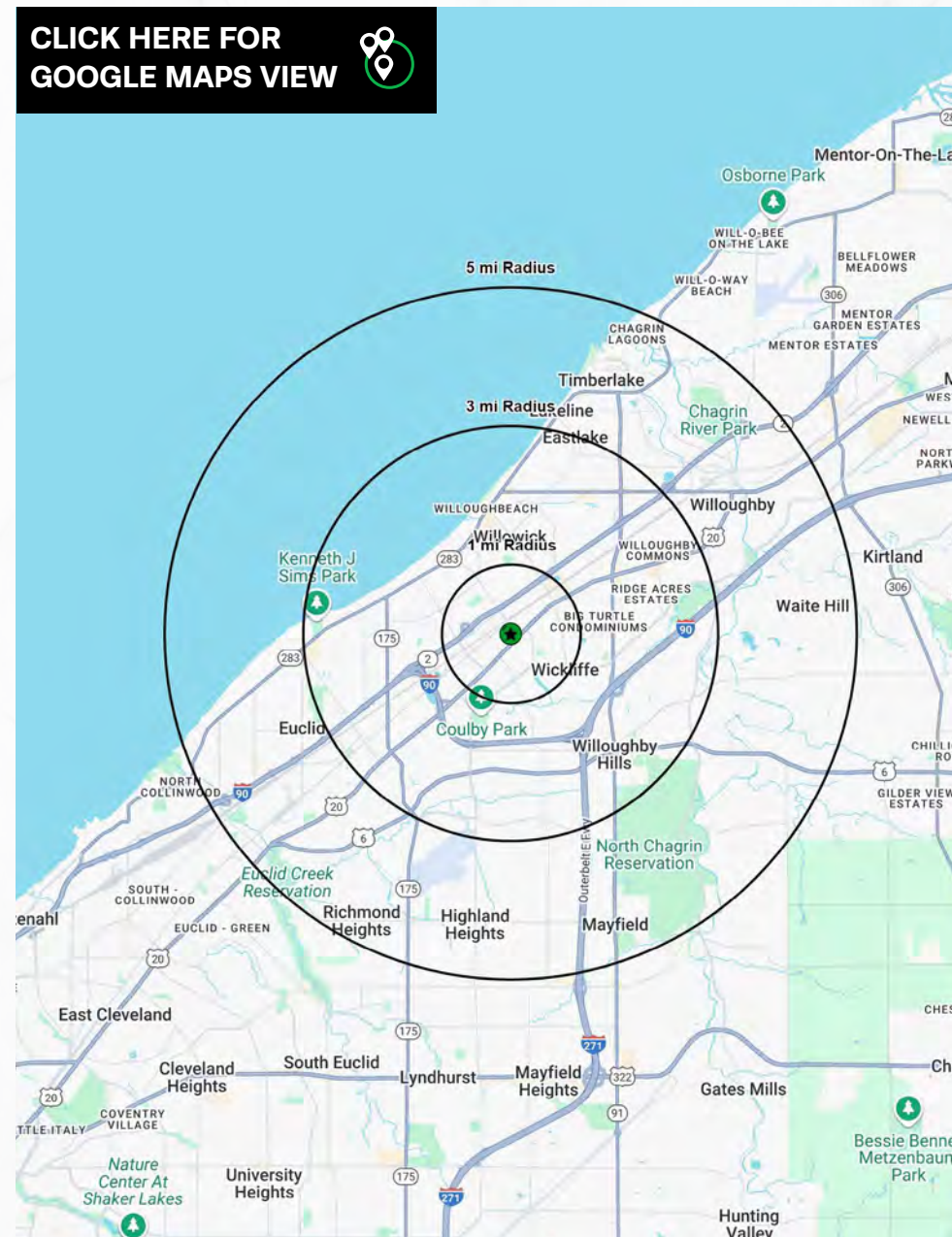
PROPERTY SUMMARY

- 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 30 Acres
- Building is equipt with ESFR Sprinklers
- Partially leased to shorter term tenants
- Clear Height: 14' to 18'
- Column Spacing: 40'x40'
- 4 interior Docks (1 drive in & 5 levelers)
- Construction: Masonry
- Power: 3-phase, 4200 amps
- Cranes: 10 total ranging from 3-5 Tons
- Located Minutes from I-90 with 90,707 vpd and 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

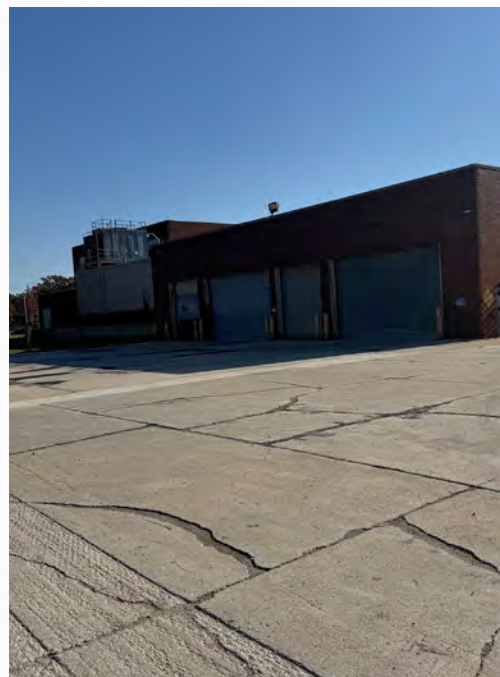
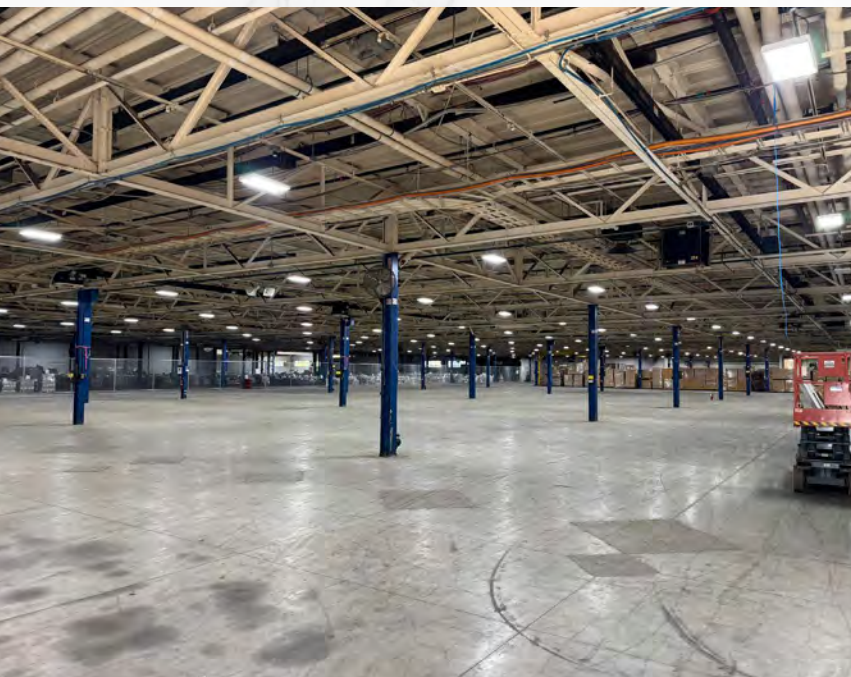
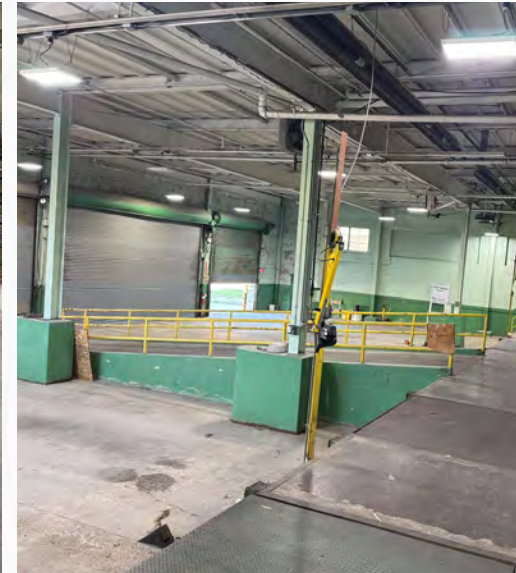
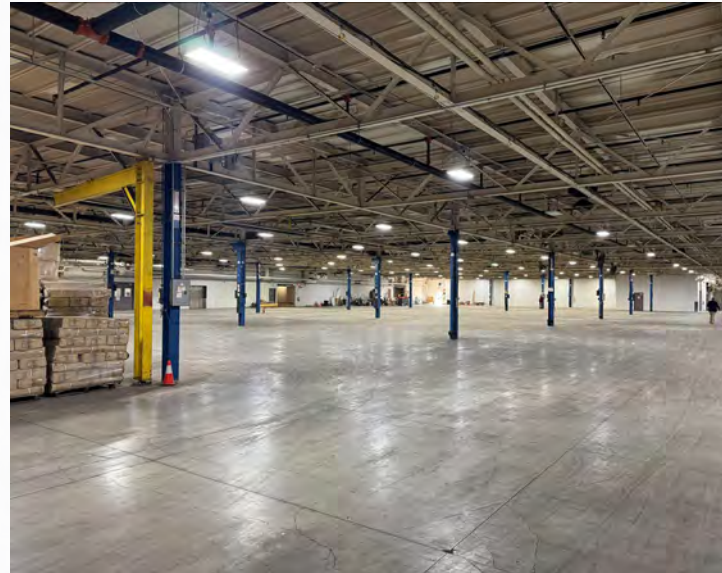
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GOOGLE MAPS VIEW



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PICTURES



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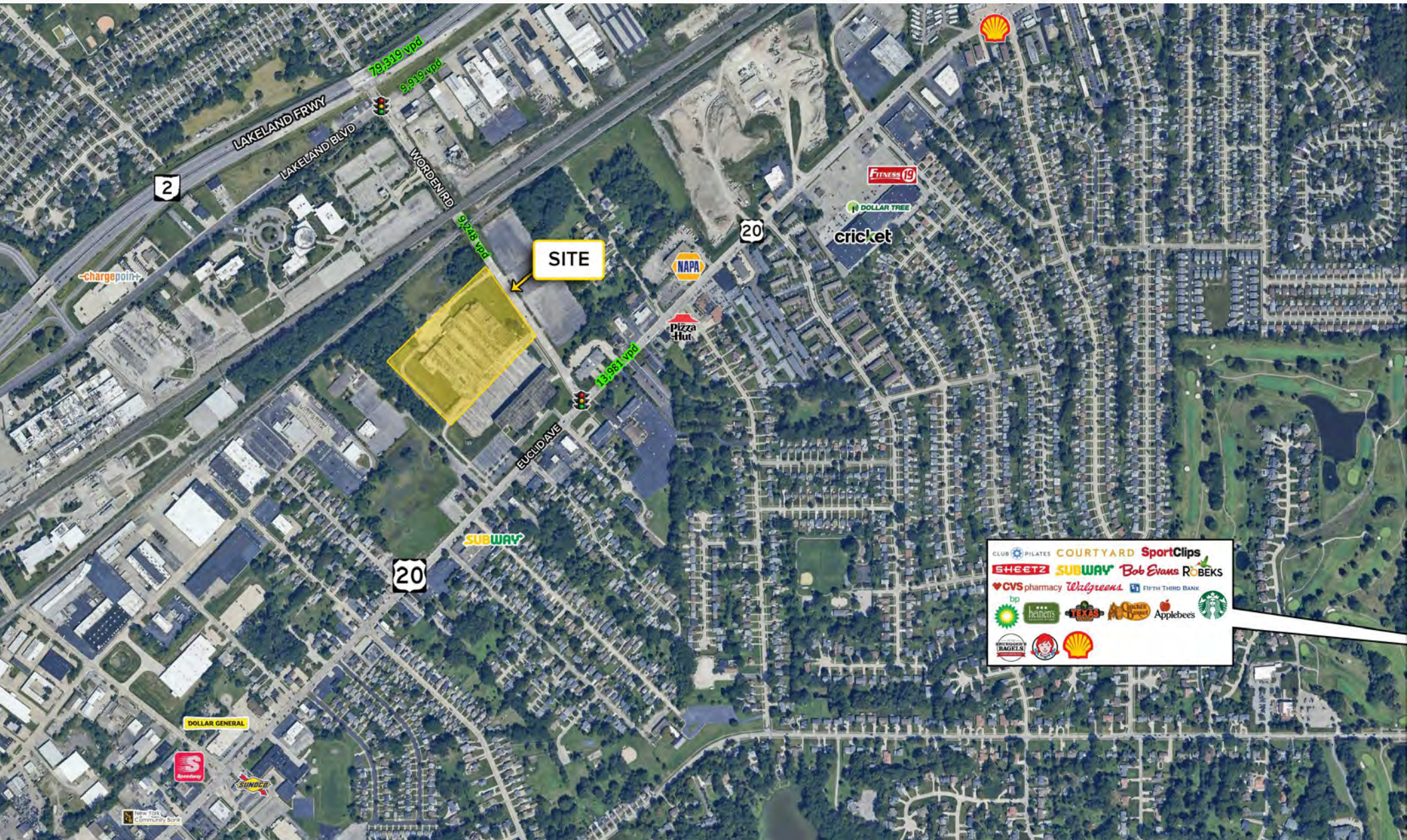
PICTURES



210,000 SF MANUFACTURING FACILITY FOR SALE/LEASE

MICRO AERIAL

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