

FOR SALE



INDUSTRIAL FACILITY WITH OFFICE BUILDING ON 1.89 ACRES

446 & 424 E 131st St, Cleveland, OH 44108

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INDUSTRIAL FACILITY ON 1.89 ACRES

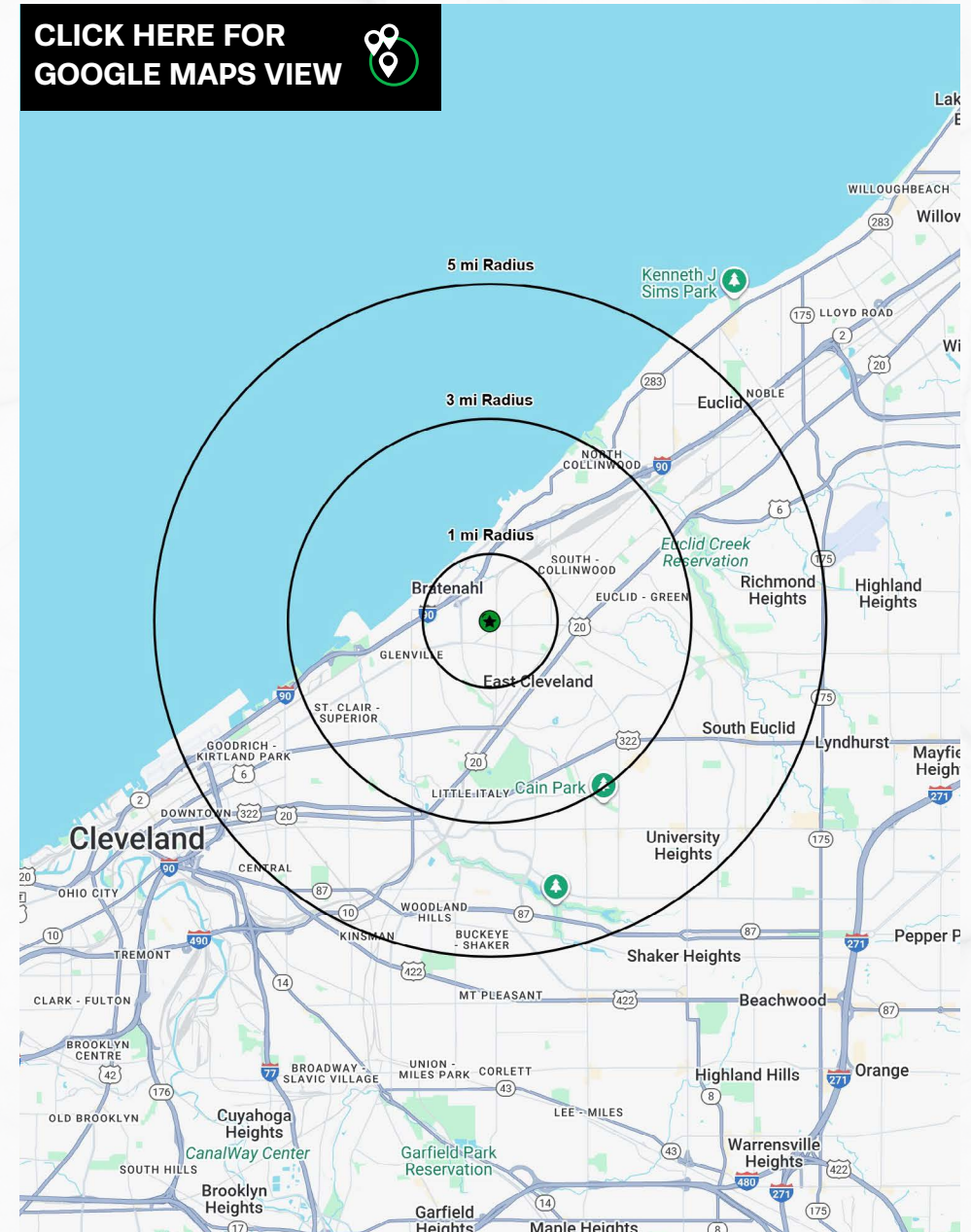
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PROPERTY OVERVIEW

PROPERTY SUMMARY

- Fenced-In Premises
- Great Frontage to East 131st
- Conjoined, Secure Parking Lot
- 36,086 SF Total on 1.89 Acre Lot
- Total Drive-Ins: 5
- Total Dock Doors: 2
- **Sale Price: \$825,000**
- **North Building (19,056 SF)**
 - One 12' drive-in and two dock doors leading into storage area on the Northernmost end of the unit
 - Two large docks on other side of building (14ft and 12ft)
 - Multiple one-ton 14 ft cranes and joists included in property sale
 - Gas heaters, air filtration unit
 - 18' clear in large bay
 - 12' clear at lowest point (storage portion)
 - 480V
- **Middle Building (12,480 SF)**
 - 17' clear
 - Kitchen, breakroom, office, bathrooms for workers
 - Cranes and joists included
 - Two drive-in doors, 14' and 12'
 - North and South mandoor access
 - 220V
- **Office Building (4,550 SF)**
 - Executive offices, cubicles
 - Kitchen and breakroom
 - Conference room on second floor
 - Multiple individual offices
 - 110V

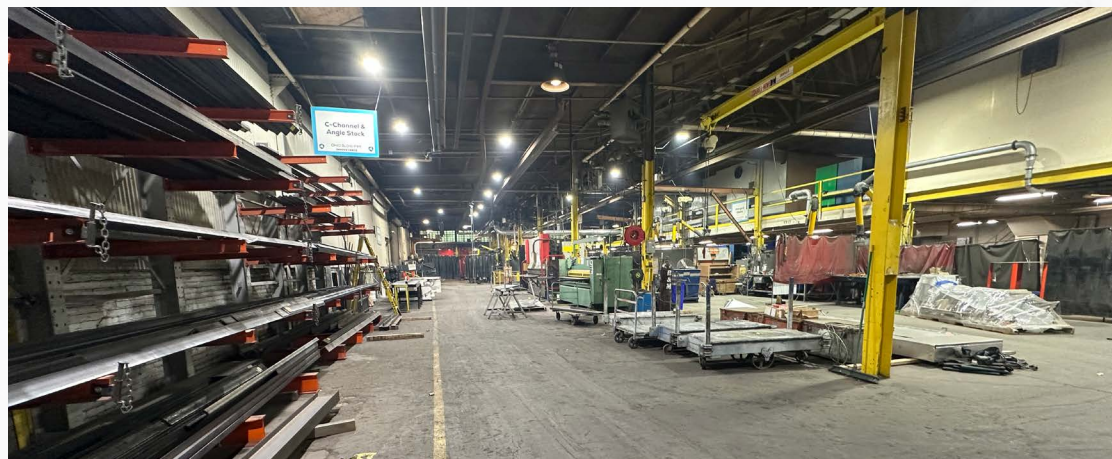
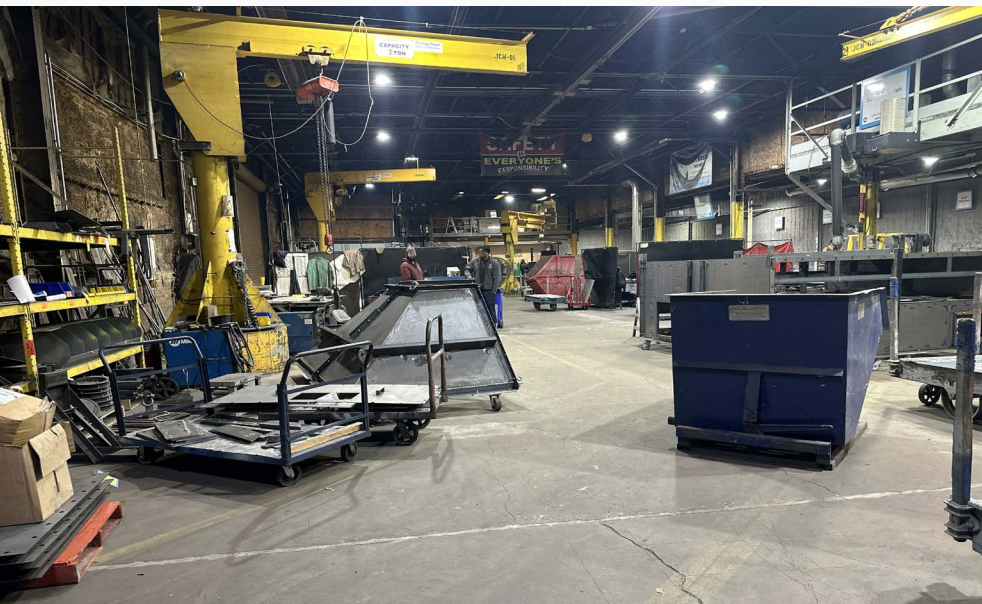
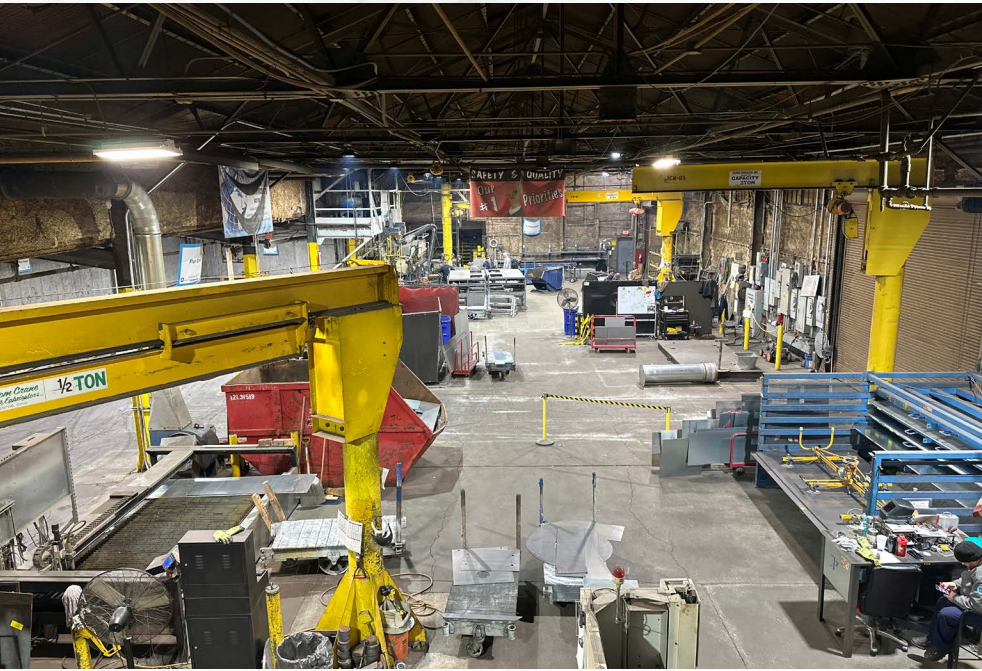
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GOOGLE MAPS VIEW



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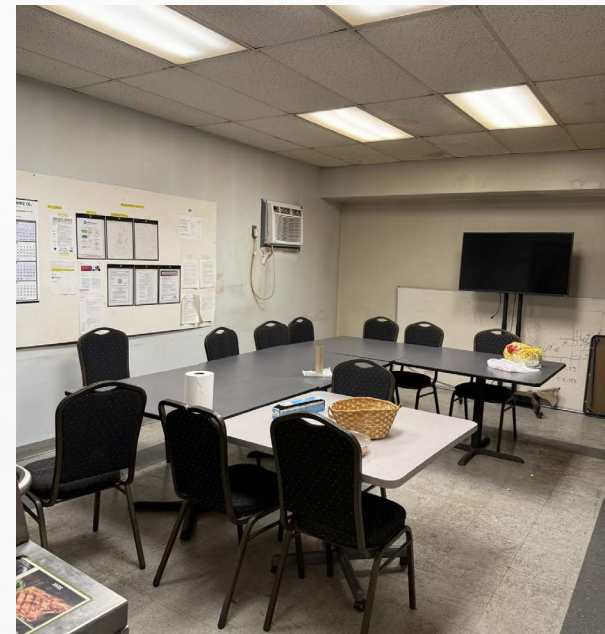
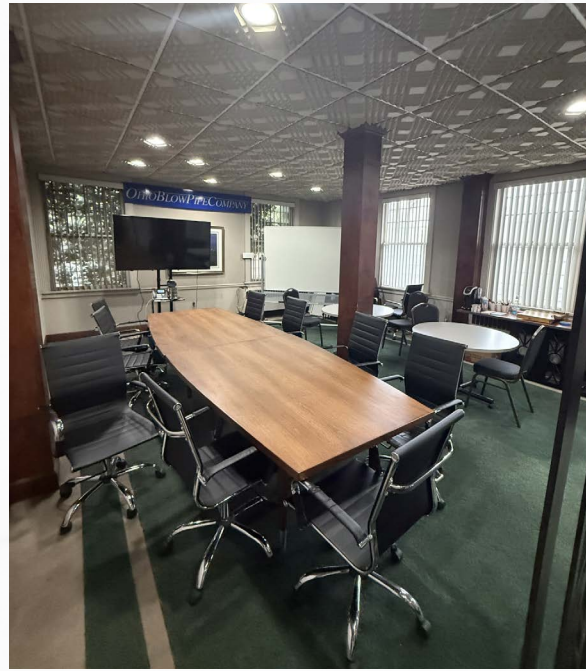
PHOTOS



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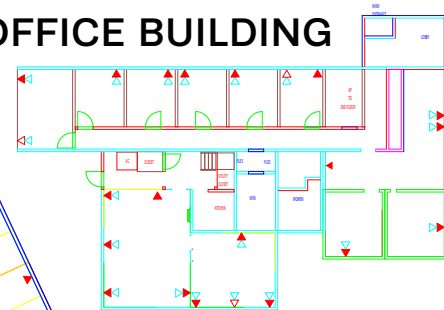
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FLOOR PLAN

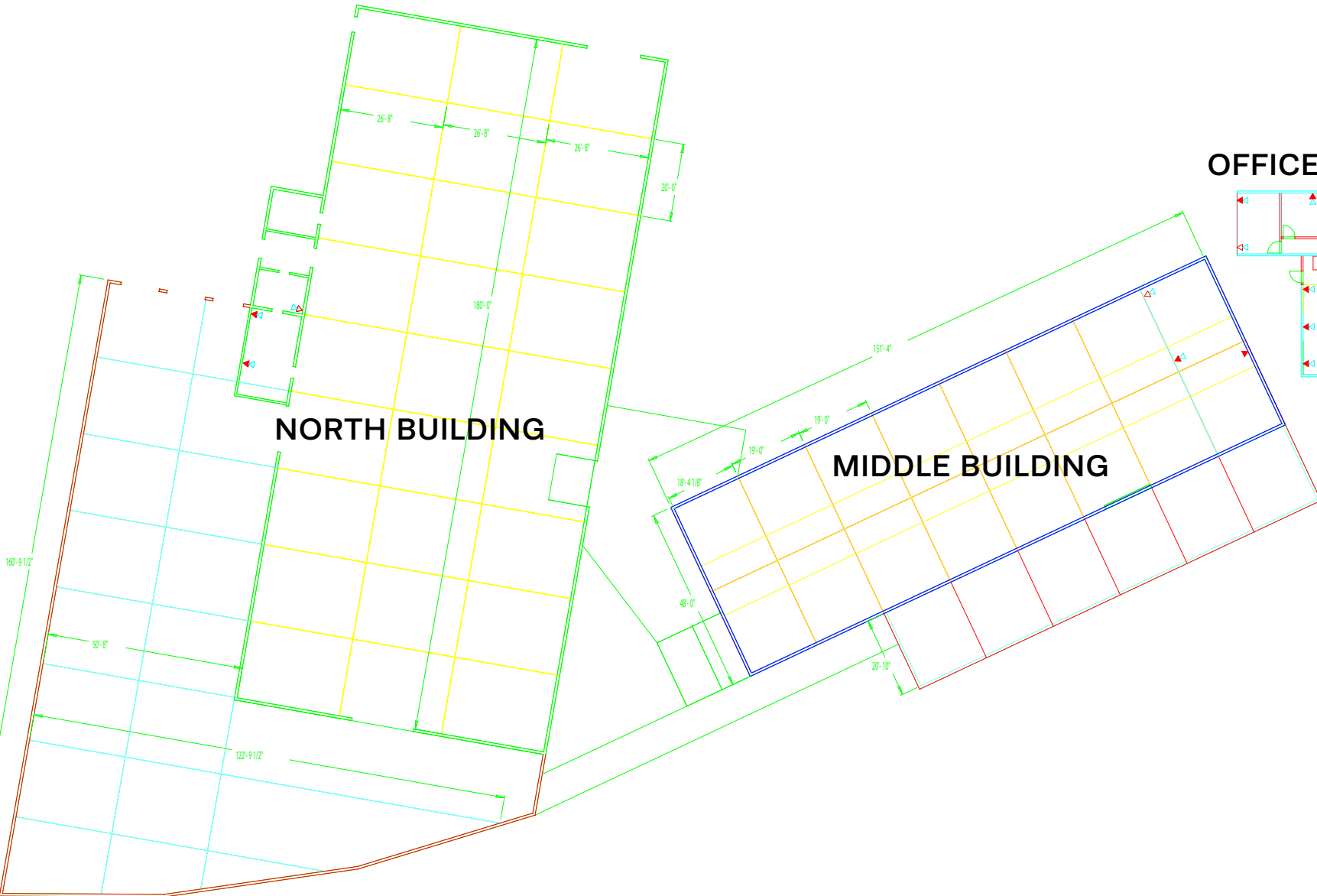


OFFICE BUILDING



NORTH BUILDING

MIDDLE BUILDING



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MICRO AERIAL



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MACRO AERIAL

