

FOR SALE/LEASE



40,000 SF Clean Office/Warehouse Space

4560 Johnston Parkway, Cleveland, Ohio 44128

David Stover & Kevin Callahan

4560 Johnston Parkway

Cleveland, OH 44128

SPACE

- 40,000 SF Total
- Divided into two 20,000 SF Units
- 4.98 AC

PRICING

- 20,000 SF Offered for Lease at: \$6.75/SF, NET
- Total Property Offered for Sale at: \$2,150,000

PROPERTY INFORMATION

- Masonry Construction built in 2003
- 20' clear height
- 5 Docks
- Two 12' x 14' Drive-in Door
- 480 Volt/800 Amp/3 Phase Power
- Convenient Access to I-480 and I-271
- Fully Sprinklered
- Column Spacing 40' x 50'
- Ample Parking



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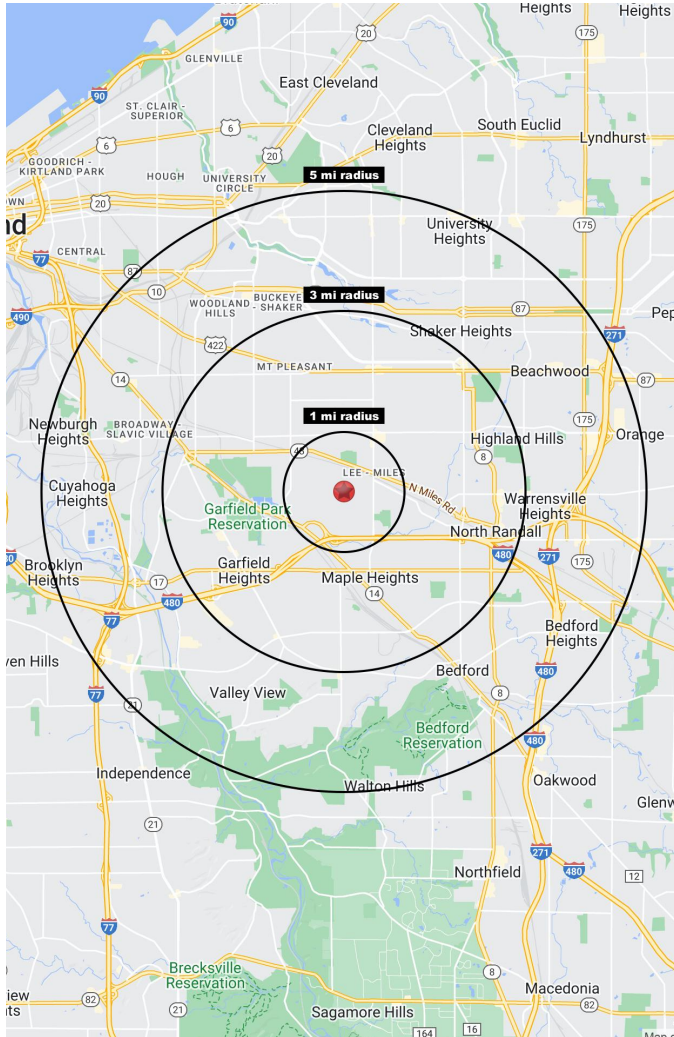
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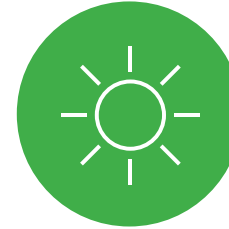
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TOTAL POPULATION
250,268



TOTAL DAYTIME POPULATION
141,252



AVG. HH INCOME
\$70,444

2022 Population Summary

	1 Mile	3 Miles	5 Miles
Total Population	11,668	132,739	250,268
Households	5,020	57,042	108,493
Daytime Population	3,484	39,305	141,252

2022 Household Income

	1 Mile	3 Miles	5 Miles
Average Income	\$46,542	\$58,826	\$70,444
Median Income	\$36,949	\$46,132	\$53,217

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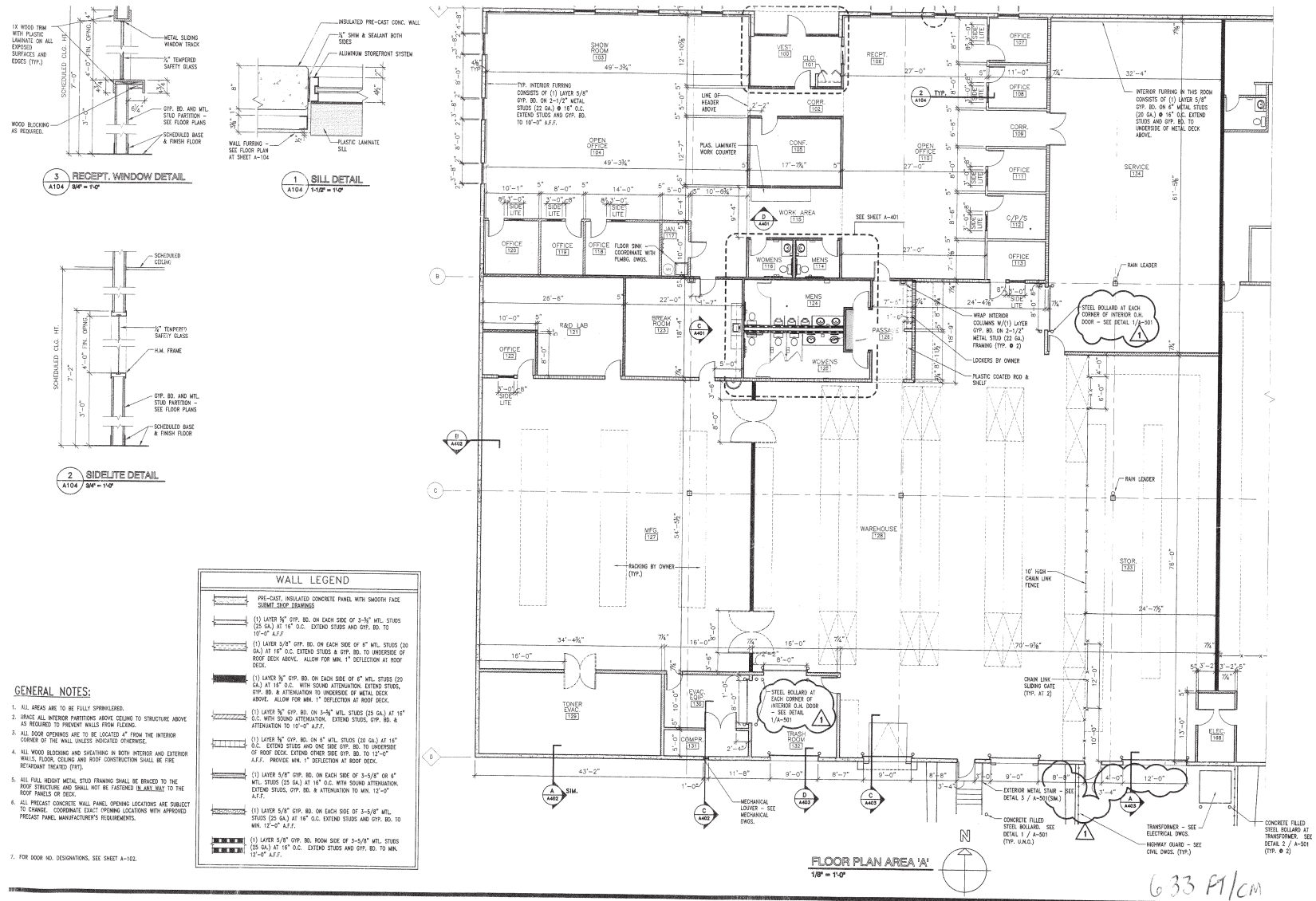
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