

An aerial photograph of a large industrial facility. The main building is a long, single-story structure with a white metal roof and tan-colored walls. It has several large roll-up doors. To the left of the main building is a paved parking lot with several cars and a small white building. Further back, there are more industrial buildings and a wooded area. A road runs along the bottom left of the property, and a driveway leads to the main building. The overall scene is a typical industrial park setting.

**FOR SALE**



**25,905 SF INDUSTRIAL FACILITY ON 3.8 ACRES FOR SALE**  
7955 Euclid Chardon Rd (US 6), Kirtland, OH 44094

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216.839.2029



# 25,905 SF INDUSTRIAL FACILITY ON 3.8 ACRES

7955 Euclid Chardon Rd. (US 6), Kirtland, OH 44094

## PROPERTY OVERVIEW

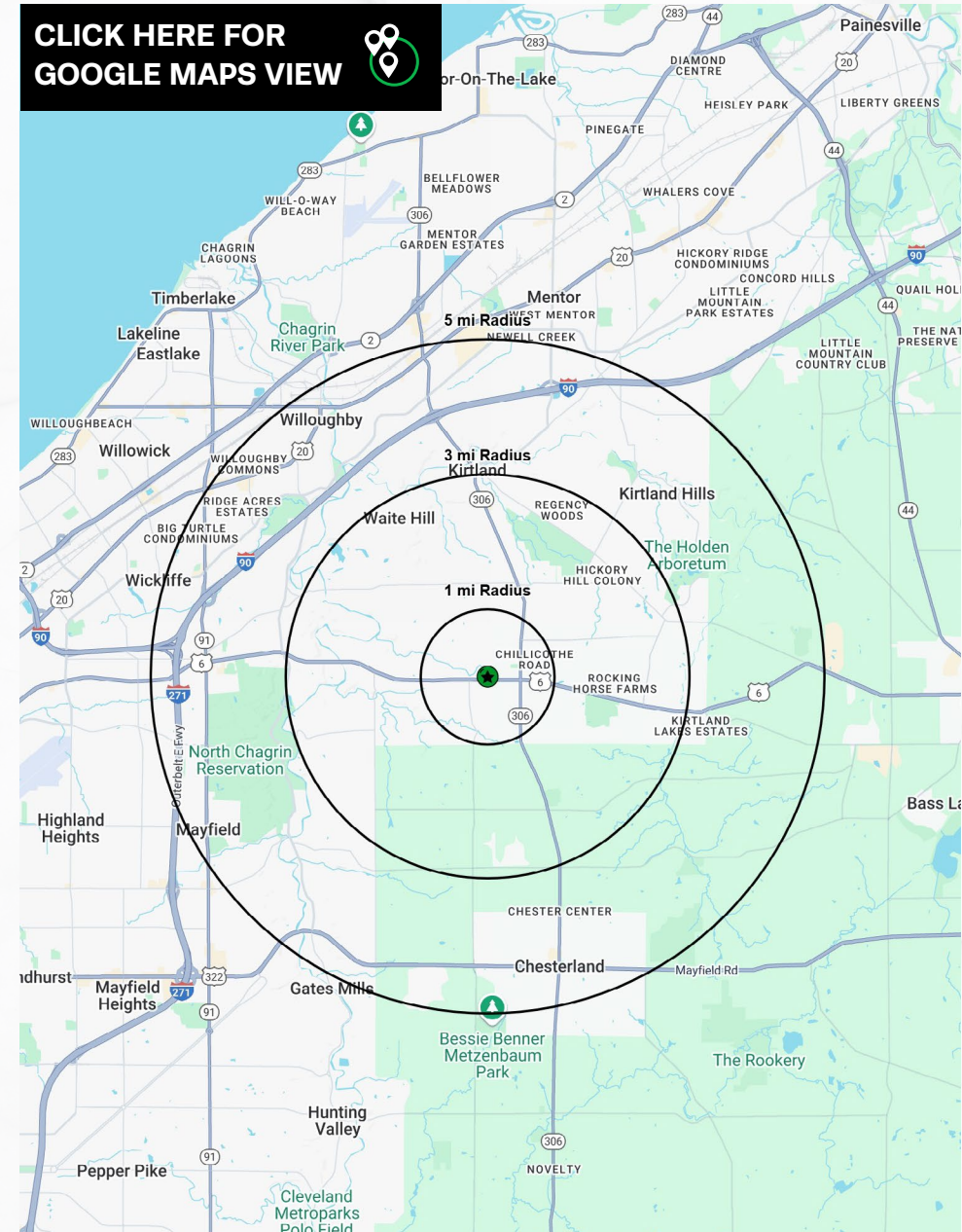
### PROPERTY SUMMARY

- 25,905 SF on 3.8 AC offering potential for expansion
- Heavy power, with 4,000 AMP, 480 V, 3-Phase
- Four dock doors with levelers and 2 drive-in doors
- 14-24' ceiling heights
- Built in 1969; renovated in 1985
- 3,700 SF office/showroom
- Easy access to I-271/I-90 and 1/2 mile to SR 306
- Offered for sale: \$1,200,000.00

### DEMOGRAPHICS

|                    | 1-MILE    | 3-MILE    | 5-MILE    |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 1,353     | 11,611    | 42,017    |
| HOUSEHOLDS         | 513       | 4,628     | 18,976    |
| AVERAGE HH INCOME  | \$173,537 | \$174,567 | \$133,326 |
| MEDIAN HH INCOME   | \$131,544 | \$121,124 | \$96,370  |
| DAYTIME POPULATION | 578       | 6,558     | 39,308    |

CLICK HERE FOR  
GOOGLE MAPS VIEW

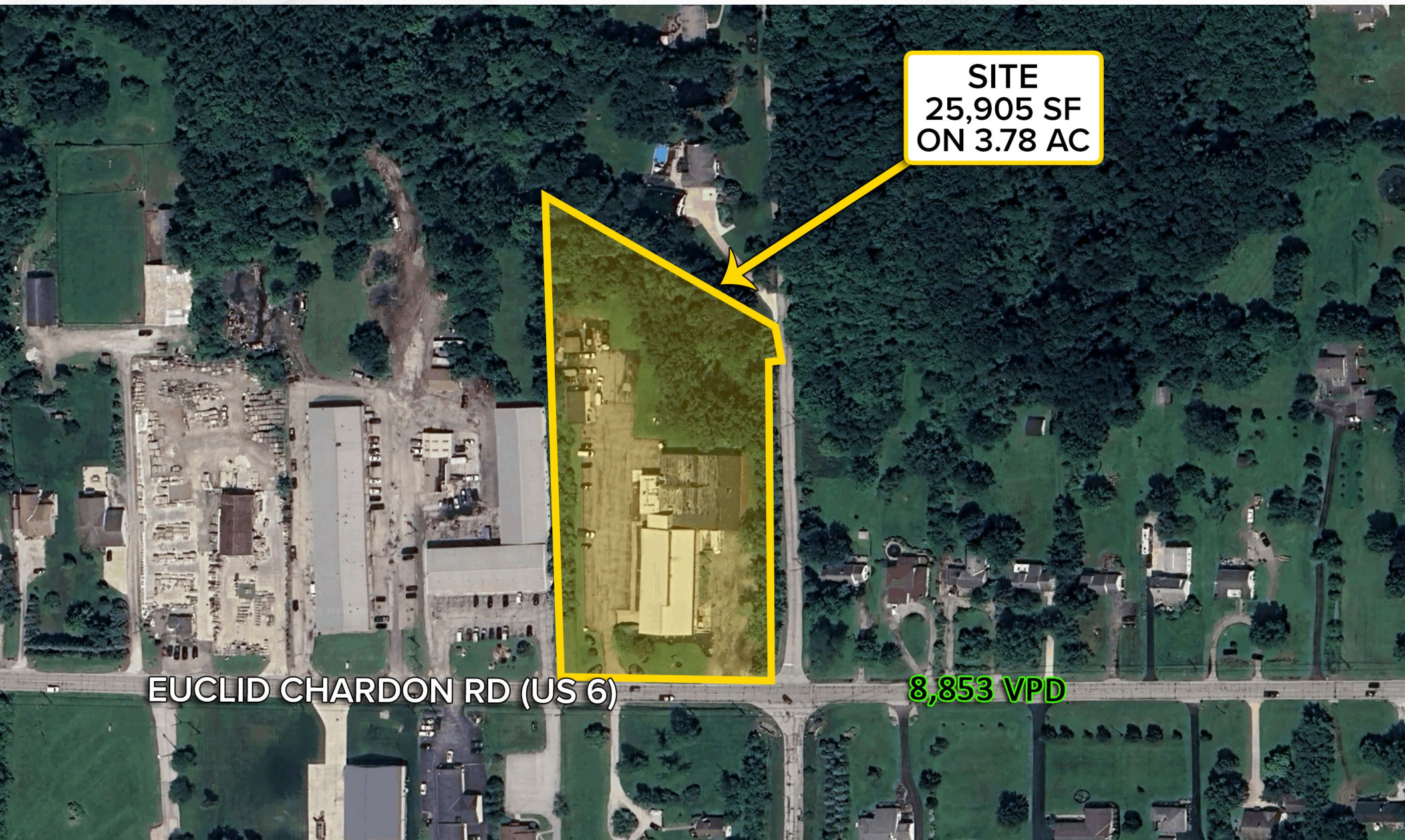




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MICRO AERIAL



SITE  
25,905 SF  
ON 3.78 AC

EUCLID CHARDON RD (US 6)

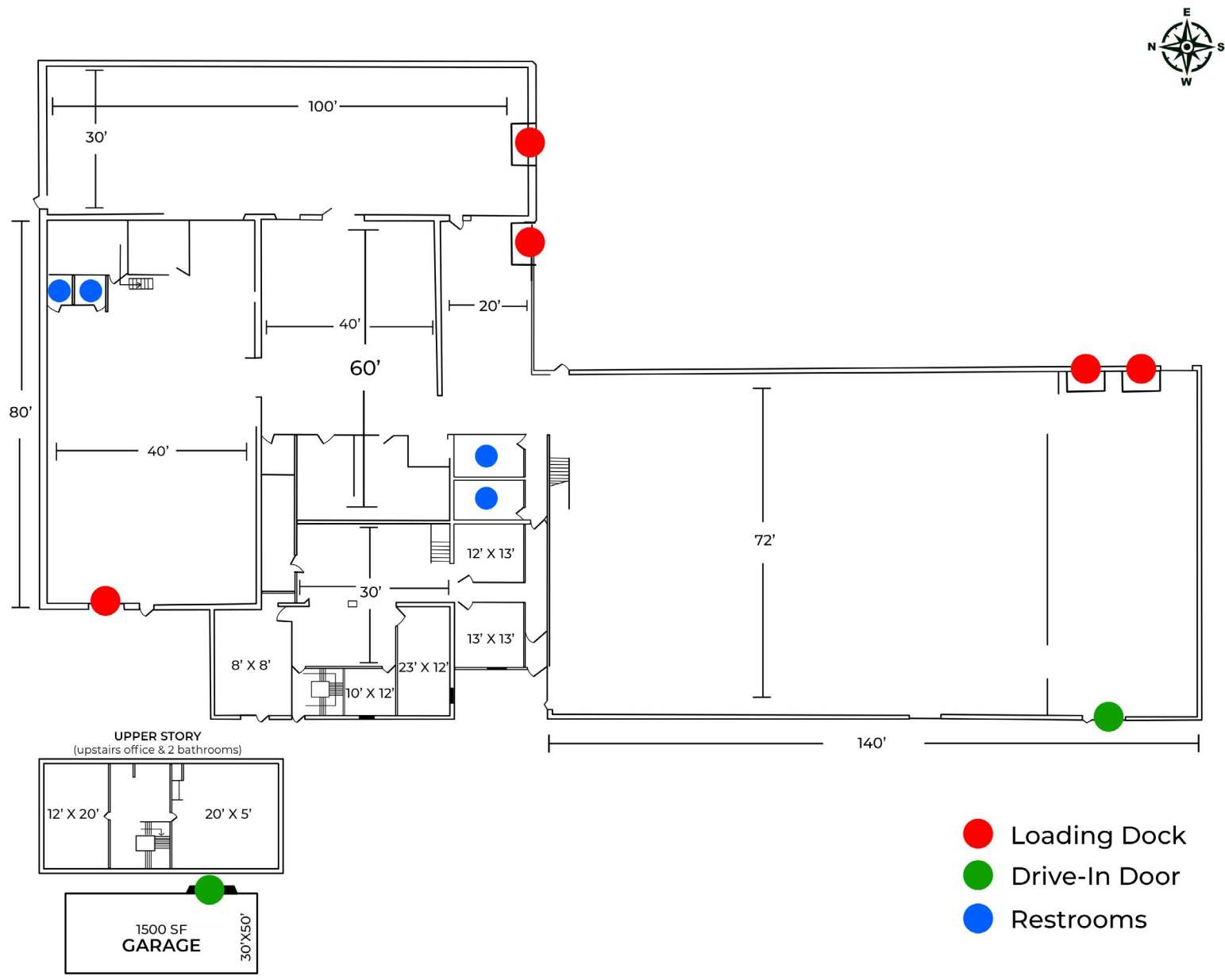
8,853 VPD



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FLOOR PLAN





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PHOTOS

