

FOR SALE

**8100 Grand Avenue**

Cleveland, Ohio 44104



**46,445 SF**

VERY CLEAN FREESTANDING  
INDUSTRIAL FACILITY

Newly  
Renovated  
Offices

# PROPERTY FEATURES



**46,445 SF**

TOTAL BUILDING SIZE

**15,000 SF**

TOTAL OFFICE SF

**46,445 SF**

TOTAL WAREHOUSE SF

**3.99 ACRES**

TOTAL SITE SIZE

**\$2,299,000.00**

SALE PRICE

## PROPERTY SPECIFICATIONS

CONSTRUCTION	Metal/Masonry
CEILING HEIGHT	13'
SPRINKLER	100% Wet
LIGHTING	Fluorescent
HEAT	Overhead Gas
AIR-CONDITIONING	HVAC-Office
DOCKS	Five (5)
DRIVE-IN DOORS	Two (2) 12' x 10'
FLOOR	Concrete
POWER	600A/120/208V/3P
PARKING	Ample

## COMMENTS

- Very clean 46,445 SF free standing industrial facility on 3.99 acres with frontage on the newly opened Opportunity Corridor
- 15,000 SF of very nice, newly renovated offices
- 31,445 SF of fully sprinklered, clean warehouse space
- Five (5) dock doors and two (2) drive-in door
- Facility offers easy access to I-77 and I-71 via the Opportunity Corridor and I-490

# PROPERTY FLOOR PLAN



# PROPERTY PHOTOS



Office



# PROPERTY PHOTOS



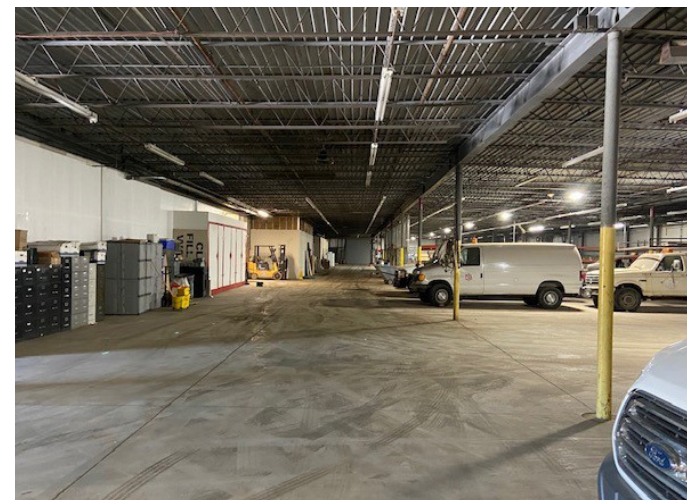
Office



# PROPERTY PHOTOS

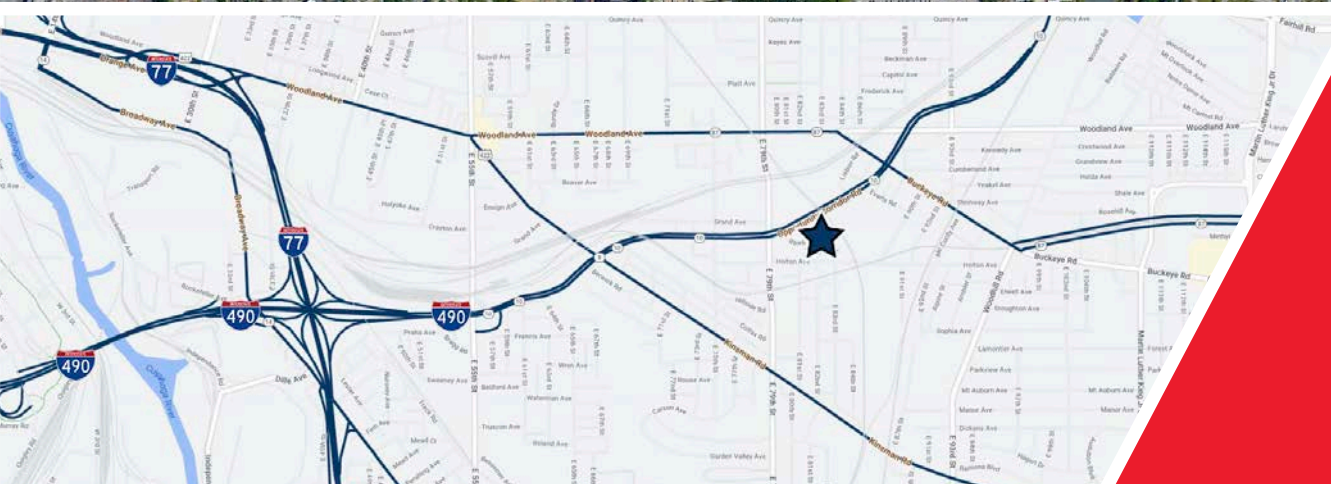
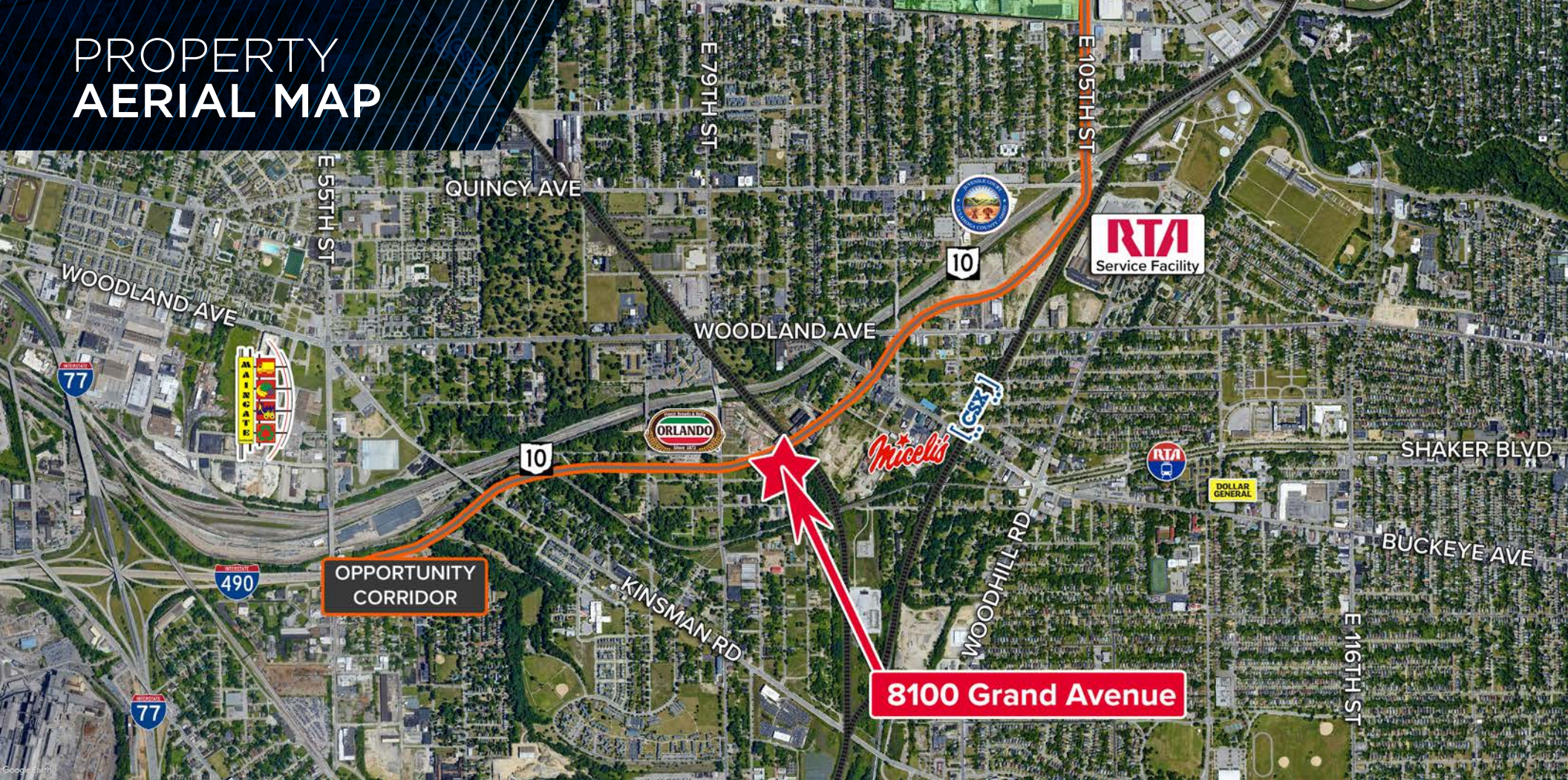


Warehouse



8100 GRAND AVENUE, CLEVELAND, OHIO 44104

# PROPERTY AERIAL MAP



Easy access to I-77  
and I-71 via the  
Opportunity  
Corridor and I-490



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